



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

MID-YEAR BUDGET REVIEW – WORK SESSION

VIRTUAL MEETING

August 24, 2020 at 6:00 p.m.

Citizen Access: URL

- I. CALL TO ORDER:** Mayor Jason Lary

- II. AGENDA ITEMS:**
 - 1. Mid-Year Budget Review

- III. ADJOURNMENT**

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.

Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
100 GENERAL FUND								
030 BEGINNING FUND BALANCE								
03010 BEGINNING FUND BALANCE								
30100 BEGINNING FUND BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Beginning Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total BEGINNING FUND BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
031 TAXES								
03110 GENERAL PROPERTY TAX								
31100 AD VALOREM TAX-CURRENT YEAR	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31110 PUBLIC UTILITY TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31200 AD VALOREM TAX-PRIOR YEAR	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31310 MOTOR VEHICLE TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31315 TITLE AD VALOREM TAX	\$750,000.00	\$0.00	\$750,000.00	\$51,474.92	7	\$350,567.48	47	\$399,432.52
31320 MOBILE HOME TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31325 HEAVY EQUIPMENT TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31340 INTANGIBLE TAX REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31350 RAILROAD EQUIPMENT TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31360 REAL ESTATE TRANSFER TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31370 FRANCHISE FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total General Property Tax	\$750,000.00	\$0.00	\$750,000.00	\$51,474.92	7	\$350,567.48	47	\$399,432.52
03111 FRANCHISE FEES								
31371 ATL GAS LIGHT (SOUTHERN CO.)	\$300,000.00	\$0.00	\$300,000.00	\$0.00	0	\$0.00	0	\$300,000.00
31372 SSEMCC	\$400,000.00	\$0.00	\$400,000.00	\$0.00	0	\$63,488.89	16	\$336,511.11
31373 COMCAST	\$554,000.00	\$0.00	\$554,000.00	\$0.00	0	\$258,553.54	47	\$295,446.46
31374 AT&T	\$145,400.00	\$0.00	\$145,400.00	\$0.00	0	\$98,842.03	68	\$46,557.97
31375 GEORGIA POWER	\$695,000.00	\$0.00	\$695,000.00	\$0.00	0	\$0.00	0	\$695,000.00
Total Franchise Fees	\$2,094,400.00	\$0.00	\$2,094,400.00	\$0.00	0	\$420,884.46	20	\$1,673,515.54
03140 SELECTIVE SALES AND USE TAX								
34200 ALCOHOLIC BEVERAGE EXCISE TAX	\$125,000.00	\$0.00	\$125,000.00	\$0.00	0	\$30,770.33	25	\$94,229.67
34300 LOCAL OPTION MIXED DRINK	\$20,000.00	\$0.00	\$20,000.00	\$0.00	0	\$7,304.01	37	\$12,695.99
34900 OTHER SELECTIVE TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
39100 PEN & INT ON DELINQ TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Selective Sales And Use Tax	\$145,000.00	\$0.00	\$145,000.00	\$0.00	0	\$38,074.34	26	\$106,925.66
03160 BUSINESS TAXES								
31610 BUSINESS & OCCUPATION TAXES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
31620 INSURANCE PREMIUM TAX	\$3,820,000.00	\$0.00	\$3,820,000.00	\$0.00	0	\$0.00	0	\$3,820,000.00
31630 FINANCIAL INSTITUTIONS TAXES	\$5,000.00	\$0.00	\$5,000.00	\$0.00	0	\$0.00	0	\$5,000.00
Total Business Taxes	\$3,825,000.00	\$0.00	\$3,825,000.00	\$0.00	0	\$0.00	0	\$3,825,000.00
Total TAXES	\$6,814,400.00	\$0.00	\$6,814,400.00	\$51,474.92	1	\$809,526.28	12	\$6,004,873.72

100 GENERAL FUND
 032 LICENSES & FEES
 03210 BUSINESS LICENSE

Stonecrest, City Of
 Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
032 LICENSES & FEES								
03210 BUSINESS LICENSE								
32110 ALCOHOLIC BEVERAGES CURRENT YF	\$100,000.00	\$0.00	\$100,000.00	\$0.00	0	\$126,950.00	127	(\$26,950.00)
32111 ALCOHOLIC BEVERAGES FUTURE YR	\$6,000.00	\$0.00	\$6,000.00	\$0.00	0	\$0.00	0	\$6,000.00
32120 GEN BUSINESS LICENSE CURRENT Y	\$1,550,000.00	\$0.00	\$1,550,000.00	\$124,864.38	8	\$986,769.90	64	\$563,230.10
32121 GEN BUSINESS LICENSE FUTURE YR	\$0.00	\$0.00	\$0.00	\$0.00	0	\$995.25	0	(\$995.25)
32190 OTHER LICENSES/PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
32210 INSURANCE PREMIUM	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Business License	\$1,656,000.00	\$0.00	\$1,656,000.00	\$124,864.38	8	\$1,114,715.15	67	\$541,284.85
03220 LICENSES & PERMITS								
32200 BUILDING PERMITS	\$950,000.00	\$0.00	\$950,000.00	\$475,033.25	50	\$1,113,704.67	117	(\$163,704.67)
32202 DEVELOPMENT PERMITS	\$80,000.00	\$0.00	\$80,000.00	\$880.00	1	\$21,615.00	27	\$58,385.00
32205 ZONING APPLICATIONS	\$10,000.00	\$0.00	\$10,000.00	\$305.00	3	\$1,735.00	17	\$8,265.00
Total Licenses & Permits	\$1,040,000.00	\$0.00	\$1,040,000.00	\$476,218.25	46	\$1,137,054.67	109	(\$97,054.67)
03230 REGULATORY FEES								
32300 REGULATORY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
32310 INSPECTION FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Regulatory Fees	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total LICENSES & FEES	\$2,696,000.00	\$0.00	\$2,696,000.00	\$601,082.63	22	\$2,251,769.82	84	\$444,230.18
033 INTERGOVERNMENTAL REVENUES								
03310 FEDERAL GRANTS								
33100 FEDERAL GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Federal Grants	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
03430 STATE GOVERNMENT GRANTS								
33401 STATE GRANTS RECEIVED	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
33430 STATE GRANT CAPITAL-LMIG DIREC	\$560,000.00	\$0.00	\$560,000.00	\$0.00	0	\$0.00	0	\$560,000.00
Total State Government Grants	\$560,000.00	\$0.00	\$560,000.00	\$0.00	0	\$0.00	0	\$560,000.00
Total INTERGOVERNMENTAL REVENUES	\$560,000.00	\$0.00	\$560,000.00	\$0.00	0	\$0.00	0	\$560,000.00
034 GENERAL GOVERNMENT								
03400 GENERAL GOVERNMENT								
34118 NOTARY FEE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
34119 OTHER FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
34120 FILM PERMITTING	\$7,500.00	\$0.00	\$7,500.00	\$0.00	0	\$0.00	0	\$7,500.00
34430 ELECTRICITY	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
34750 PROGRAM FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
34930 BAD CHECK FEES	\$200.00	\$0.00	\$200.00	\$0.00	0	\$0.00	0	\$200.00
Total General Government	\$7,700.00	\$0.00	\$7,700.00	\$0.00	0	\$0.00	0	\$7,700.00
03900 OTHER CHARGES FOR SVCS								
34930 BAD CHECK FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00

100 GENERAL FUND
034 GENERAL GOVERNMENT
03900 OTHER CHARGES FOR SVCS

Stonecrest, City Of
Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
Total Other Charges For Svcs	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total GENERAL GOVERNMENT	\$7,700.00	\$0.00	\$7,700.00	\$0.00	0	\$0.00	0	\$7,700.00
035 FINES AND FORFEITURES								
03510 FINE AND FORFEITURES								
35100 MUNICIPAL COURT	\$19,000.00	\$0.00	\$19,000.00	\$0.00	0	\$2,380.96	13	\$16,619.04
Total Fine And Forfeitures	\$19,000.00	\$0.00	\$19,000.00	\$0.00	0	\$2,380.96	13	\$16,619.04
Total FINES AND FORFEITURES	\$19,000.00	\$0.00	\$19,000.00	\$0.00	0	\$2,380.96	13	\$16,619.04
036 INTEREST REVENUES								
03610 INTEREST REVENUES								
36100 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Interest Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total INTEREST REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
037 CON/DON FROM PRIVATE SOURCES								
03710 CONTRIBUTIONS/DONATIONS								
37100 GENERAL CITY	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Contributions/Donations	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total CON/DON FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
038 MISC REVENUE								
03800 MISC REVENUE								
38900 OTHER MISCELLANEOUS REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	0	(\$95.94)	0	\$95.94
Total Misc Revenue	\$0.00	\$0.00	\$0.00	\$0.00	0	(\$95.94)	0	\$95.94
Total MISC REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	0	(\$95.94)	0	\$95.94
039 OTHER FINANCING SOURCES								
03910 OTHER FINANCING SOURCES								
39120 TRANSFER FROM HOTEL	\$360,000.00	\$0.00	\$360,000.00	\$66,297.87	18	\$66,297.87	18	\$293,702.13
39121 TRANSFER FROM HOTEL FOR PARKS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
39122 TRANSFER FROM RENTAL CAR	\$3,800.00	\$0.00	\$3,800.00	\$0.00	0	\$0.00	0	\$3,800.00
39124 PARKS & REC ACTIVITY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$4,630.50	0	(\$4,630.50)
Total Other Financing Sources	\$363,800.00	\$0.00	\$363,800.00	\$66,297.87	18	\$70,928.37	19	\$292,871.63
39100 OTHER FINANCING SOURCES								
39500 PROCEEDS FROM CAPITAL LEASE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Other Financing Sources	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total OTHER FINANCING SOURCES	\$363,800.00	\$0.00	\$363,800.00	\$66,297.87	18	\$70,928.37	19	\$292,871.63
360 INTEREST EARNED								
36100 INTEREST REVENUES								
36100 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00

100 GENERAL FUND
 360 INTEREST EARNED
 36100 INTEREST REVENUES

Stonecrest, City Of
 Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
Total Interest Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total INTEREST EARNED	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
370 OTHER SOURCES OF REVENUE								
37100 CONTRIBUTIONS DONATIONS								
37100 GENERAL CITY	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Contributions Donations	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total OTHER SOURCES OF REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
390 OTHE SOURCES OF REVENUES								
39100 OTHER FINANCING SOURCES								
39120 TRANSFER FROM HOTEL	\$0.00	\$0.00	\$0.00	(\$110,496.45)	0	\$0.00	0	\$0.00
39121 TRANSFER FROM HOTEL FOR PARKS	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
39122 TRANSFER FROM RENTAL CAR	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
39123 TRANS FROM OTH PARKS MILLAGE	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
39124 PARKS & REC ACTIVITY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0	\$120.00	0	(\$120.00)
39125 TRANS FR OTH R/W MAINT FOR MIL	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Other Financing Sources	\$0.00	\$0.00	\$0.00	(\$110,496.45)	0	\$120.00	0	(\$120.00)
Total OTHE SOURCES OF REVENUES	\$0.00	\$0.00	\$0.00	(\$110,496.45)	0	\$120.00	0	(\$120.00)
Total GENERAL FUND	\$10,460,900.00	\$0.00	\$10,460,900.00	\$608,358.97	6	\$3,134,629.49	30	\$7,326,270.51

275 HOTEL/MOTEL
 031 TAXES
 03140 SELECTIVE SALES AND USE TAX

Stonecrest, City Of
 Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
275 HOTEL/MOTEL								
031 TAXES								
03140 SELECTIVE SALES AND USE TAX								
31410 HOTEL/MOTEL EXCISE TAX	\$600,000.00	\$0.00	\$600,000.00	\$110,496.45	18	\$169,897.98	28	\$430,102.02
39100 PEN & INT ON DELINQ TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Selective Sales And Use Tax	\$600,000.00	\$0.00	\$600,000.00	\$110,496.45	18	\$169,897.98	28	\$430,102.02
Total TAXES	\$600,000.00	\$0.00	\$600,000.00	\$110,496.45	18	\$169,897.98	28	\$430,102.02
Total HOTEL/MOTEL	\$600,000.00	\$0.00	\$600,000.00	\$110,496.45	18	\$169,897.98	28	\$430,102.02

280 RENTAL MOTOR VEHICLE FUND
 031 TAXES
 03140 SELECTIVE SALES AND USE TAX

Stonecrest, City Of
 Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
280 RENTAL MOTOR VEHICLE FUND								
031 TAXES								
03140 SELECTIVE SALES AND USE TAX								
31440 RENTAL CAR EXCISE TAX	\$3,800.00	\$0.00	\$3,800.00	\$0.00	0	\$0.00	0	\$3,800.00
39100 PEN & INT ON DELINQ TAX	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00
Total Selective Sales And Use Tax	\$3,800.00	\$0.00	\$3,800.00	\$0.00	0	\$0.00	0	\$3,800.00
Total TAXES	\$3,800.00	\$0.00	\$3,800.00	\$0.00	0	\$0.00	0	\$3,800.00
Total RENTAL MOTOR VEHICLE FUND	\$3,800.00	\$0.00	\$3,800.00	\$0.00	0	\$0.00	0	\$3,800.00

300 SPLOST
 330 SPLOST
 33100 SPLOST

Stonecrest, City Of
 Revenue Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Adjusted Budget	Current Pd Revenue	Curr Pct	Year To Date Revenue	YTD Pct	Budget Balance
300 SPLOST								
330 SPLOST								
33100 SPLOST								
33710 SPLOST REVENUE	\$6,300,000.00	\$0.00	\$6,300,000.00	\$597,743.75	9	\$3,488,813.66	55	\$2,811,186.34
Total Splost	\$6,300,000.00	\$0.00	\$6,300,000.00	\$597,743.75	9	\$3,488,813.66	55	\$2,811,186.34
Total SPLOST	\$6,300,000.00	\$0.00	\$6,300,000.00	\$597,743.75	9	\$3,488,813.66	55	\$2,811,186.34
360 INTEREST EARNED								
36100 INTEREST REVENUES								
36100 INTEREST	\$20,000.00	\$0.00	\$20,000.00	\$260.88	1	\$1,389.35	7	\$18,610.65
Total Interest Revenues	\$20,000.00	\$0.00	\$20,000.00	\$260.88	1	\$1,389.35	7	\$18,610.65
Total INTEREST EARNED	\$20,000.00	\$0.00	\$20,000.00	\$260.88	1	\$1,389.35	7	\$18,610.65
Total SPLOST	\$6,320,000.00	\$0.00	\$6,320,000.00	\$598,004.63	9	\$3,490,203.01	55	\$2,829,796.99
TOTAL ALL FUNDS	\$17,384,700.00	\$0.00	\$17,384,700.00	\$1,316,860.05	8	\$6,794,730.48	39	\$10,589,969.52

Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
100 GENERAL FUND									
000 GENERAL GOVERNMENT									
05156 FACILITIES & BLDG/ CITY HALL									
54250 OTHER EQUIPMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Facilities & Bldg/ City Hall	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
010 ADMINISTRATIVE SERVICE									
05110 CITY COUNCIL									
51110 REGULAR SALARIES	\$95,000.00	\$0.00	\$7,916.67	8	\$48,750.02	51	\$0.00	\$46,249.98	49
51200 FICA/MEDICARE	\$8,000.00	\$0.00	\$605.65	8	\$3,729.52	47	\$0.00	\$4,270.48	53
51210 GROUP INSURANCE	\$3,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,000.00	100
51240 RETIREMENT	\$3,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,000.00	100
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
52105 UNIFORMS	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52120 PROFESSIONAL SERVICES	\$20,000.00	\$0.00	\$0.00	0	\$5,000.00	25	\$0.00	\$15,000.00	75
52350 TRAVEL EXPENSE	\$25,000.00	\$0.00	\$0.00	0	\$119.70	0	\$0.00	\$24,880.30	100
52359 MAYOR TRAVEL EXPENSES	\$12,000.00	\$0.00	\$850.00	7	\$5,100.00	43	\$0.00	\$6,900.00	58
52370 EDUCATION & TRAINING	\$15,000.00	\$0.00	\$0.00	0	\$597.00	4	\$0.00	\$14,403.00	96
52378 COUNCIL EDUCATION & TRAINING	\$0.00	\$0.00	\$0.00	0	\$690.00	0	\$0.00	(\$690.00)	0
53100 OPERATING SUPPLIES	\$6,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$6,000.00	100
53160 MAYOR EXPENSE	\$0.00	\$0.00	(\$9,568.28)	0	(\$3.00)	0	\$0.00	\$3.00	0
53165 COUNCIL EXPENSE	\$0.00	\$0.00	(\$1,049.00)	0	\$0.00	0	\$0.00	\$0.00	0
53168 COUNCIL ALLOWANCES	\$15,000.00	\$0.00	\$1,049.00	7	\$1,049.00	7	\$0.00	\$13,951.00	93
53169 MAYOR ALLOWANCES	\$7,000.00	\$0.00	\$9,568.28	137	\$9,568.28	137	\$0.00	(\$2,568.28)	(37)
53170 COMMITTEE SUPPORT	\$6,700.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$6,700.00	100
53175 CITY EVENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53178 COUNCIL INITIATIVES	\$6,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$6,000.00	100
Total City Council	\$224,700.00	\$0.00	\$9,372.32	4	\$74,600.52	33	\$0.00	\$150,099.48	67
05130 CITY MANAGER									
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51280 RELOCATION EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51290 OTHER EMP BENFITS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52121 CONTRACTUAL SVCS JACOBS	\$208,950.00	\$0.00	\$34,363.56	16	\$85,793.85	41	\$0.00	\$123,156.15	59
52350 TRAVEL EXPENSE	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52360 DUES & FEES	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52370 EDUCATION & TRAINING	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
53100 OPERATING SUPPLIES	\$1,000.00	\$0.00	\$0.00	0	\$5,892.59	589	\$0.00	(\$4,892.59)	(489)
53175 CITY EVENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total City Manager	\$211,950.00	\$0.00	\$34,363.56	16	\$91,686.44	43	\$0.00	\$120,263.56	57
05131 CITY CLERK									
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51290 OTHER EMP BENFITS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52112 ELECTION SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52120 PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52121 CONTRACTUAL SVCS JACOBS	\$129,150.00	\$0.00	\$21,563.52	17	\$53,793.75	42	\$0.00	\$75,356.25	58
52135 SOFTWARE/SERVICE CONTRACTS	\$5,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00	100
52330 ADVERTISING	\$6,000.00	\$0.00	\$0.00	0	\$2,360.00	39	\$0.00	\$3,640.00	61
52350 TRAVEL EXPENSE	\$250.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$250.00	100
52360 DUES & FEES	\$400.00	\$0.00	\$0.00	0	\$235.00	59	\$0.00	\$165.00	41
52370 EDUCATION & TRAINING	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
53100 OPERATING SUPPLIES	\$3,000.00	\$0.00	\$1,891.18	63	\$13,656.88	455	\$0.00	(\$10,656.88)	(355)
53101 POSTAGE	\$200.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$200.00	100
53110 OPERATING SUPPLIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54240 COMPUTER/SOFTWARE	\$15,000.00	\$0.00	\$0.00	0	\$4,900.00	33	\$0.00	\$10,100.00	67
Total City Clerk	\$160,000.00	\$0.00	\$23,454.70	15	\$74,945.63	47	\$0.00	\$85,054.37	53
05135 PUBLIC WORKS									
33430 STATE GRANT CAPITAL-LMIG DIREC	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51280 RELOCATION EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51290 OTHER EMP BENFITS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51300 TECHNICAL SERVICES	\$15,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$15,000.00	100
52120 PROFESSIONAL SERVICES	\$450,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$450,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$302,250.00	\$0.00	\$53,136.98	18	\$132,727.40	44	\$0.00	\$169,522.60	56
52330 ADVERTISING	\$6,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$6,000.00	100
52350 TRAVEL EXPENSE	\$4,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,000.00	100
52360 DUES & FEES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52370 EDUCATION & TRAINING	\$4,750.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,750.00	100
53100 OPERATING SUPPLIES	\$4,250.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,250.00	100
53101 POSTAGE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0

100 GENERAL FUND
 010 ADMINISTRATIVE SERVICE
 05135 PUBLIC WORKS

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
53110 OPERATING SUPPLIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54140 TRANS INFRASTRUCTURE IMPROVEM	\$560,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$560,000.00	100
Total Public Works	\$1,346,250.00	\$0.00	\$53,136.98	4	\$132,727.40	10	\$0.00	\$1,213,522.60	90
05136 PUBLIC SAFETY									
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51280 RELOCATION EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51290 OTHER EMP BENFITS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52120 PROFESSIONAL SERVICES	\$24,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$24,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52350 TRAVEL EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52360 DUES & FEES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52370 EDUCATION & TRAINING	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
53100 OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
Total Public Safety	\$25,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$25,000.00	100
05151 FINANCE ADMINISTRATION									
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51290 OTHER EMP BENFITS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52110 AUDIT SERVICES	\$60,000.00	\$0.00	\$0.00	0	\$12,320.00	21	\$0.00	\$47,680.00	79
52120 PROFESSIONAL SERVICES	\$120,000.00	\$0.00	\$2,781.25	2	\$9,963.75	8	\$0.00	\$110,036.25	92
52121 CONTRACTUAL SVCS JACOBS	\$404,250.00	\$0.00	\$66,790.38	17	\$166,860.90	41	\$0.00	\$237,389.10	59
52135 SOFTWARE/SERVICE CONTRACTS	\$20,000.00	\$0.00	\$0.00	0	\$2,780.00	14	\$0.00	\$17,220.00	86
52350 TRAVEL EXPENSE	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
52360 DUES & FEES	\$1,500.00	\$0.00	\$595.00	40	\$636.00	42	\$0.00	\$864.00	58
52370 EDUCATION & TRAINING	\$3,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,000.00	100
53100 OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	0	\$50.00	10	\$0.00	\$450.00	90
53101 POSTAGE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54240 COMPUTER/SOFTWARE	\$25,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$25,000.00	100
Total Finance Administration	\$636,250.00	\$0.00	\$70,166.63	11	\$192,610.65	30	\$0.00	\$443,639.35	70
05153 LEGAL SERVICES DEPARTMENT									
52120 PROFESSIONAL SERVICES	\$20,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$20,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52122 ATTORNEY FEES/CITY ATTORNEY	\$550,000.00	\$0.00	\$3,607.50	1	\$152,234.40	28	\$0.00	\$397,765.60	72

100 GENERAL FUND
010 ADMINISTRATIVE SERVICE
05153 LEGAL SERVICES DEPARTMENT

Stonecrest, City Of
Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
52130 ATTORNEY FEES/OTHER	\$50,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$50,000.00	100
52131 CONTRACTUAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Legal Services Department	\$620,000.00	\$0.00	\$3,607.50	1	\$152,234.40	25	\$0.00	\$467,765.60	75
05155 ECONOMIC DEVELOPMENT									
34120 FILM PERMITTING	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52120 PROFESSIONAL SERVICES	\$50,000.00	\$0.00	\$0.00	0	\$50,000.00	100	\$0.00	\$0.00	0
52121 CONTRACTUAL SVCS JACOBS	\$134,400.00	\$0.00	\$22,416.86	17	\$55,927.10	42	\$0.00	\$78,472.90	58
52123 PROCESSIONAL SERVICES OTHER	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52131 CONTRACTUAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52132 MARKETING	\$20,000.00	\$0.00	\$0.00	0	\$4,000.00	20	\$0.00	\$16,000.00	80
52133 TRAINING TRAVEL	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52134 FILM MARKETING	\$20,000.00	\$0.00	\$0.00	0	\$6,000.00	30	\$0.00	\$14,000.00	70
52360 DUES & FEES	\$4,000.00	\$0.00	\$650.00	16	\$650.00	16	\$0.00	\$3,350.00	84
52370 EDUCATION & TRAINING	\$10,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$10,000.00	100
52371 DEVELOPMENT AUTHORITY	\$15,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$15,000.00	100
52372 LEGAL SVCS (DEVELOPMENT AUTH)	\$20,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$20,000.00	100
52373 ECONOMIC DEVELOPMENT PLAN	\$100,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$100,000.00	100
53100 OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
53103 OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Economic Development	\$373,900.00	\$0.00	\$23,066.86	6	\$116,577.10	31	\$0.00	\$257,322.90	69
05156 FACILITIES & BLDG/ CITY HALL									
51300 TECHNICAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52120 PROFESSIONAL SERVICES	\$1,000.00	\$0.00	\$0.00	0	\$5.00	1	\$0.00	\$995.00	100
52200 REPAIRS & MAINTENANCE	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
52210 SANITATION (RECYCLE/SHRED)	\$2,000.00	\$0.00	\$45.40	2	\$191.92	10	\$0.00	\$1,808.08	90
52301 REAL ESTATE RENTS/LEASES	\$260,000.00	\$0.00	\$19,833.00	8	\$137,835.00	53	\$0.00	\$122,165.00	47
52302 EQUIPMENT RENTAL	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53102 PEST CONTROL	\$1,500.00	\$0.00	\$0.00	0	\$260.00	17	\$0.00	\$1,240.00	83
53103 OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53121 WATER/SEWER	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53122 NATURAL GAS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53123 ELECTRICITY	\$30,000.00	\$0.00	\$1,613.79	5	\$11,296.53	38	\$0.00	\$18,703.47	62
53161 SMALL EQUIPMENT	\$2,500.00	\$0.00	\$0.00	0	\$1,706.67	68	\$0.00	\$793.33	32
54130 BUILDINGS & IMPROVEMENTS	\$20,000.00	\$0.00	\$0.00	0	\$2,940.84	15	\$0.00	\$17,059.16	85
54230 FURNITURE AND FIXTURES	\$10,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$10,000.00	100
54250 OTHER EQUIPMENT	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
Total Facilities & Bldg/ City Hall	\$332,000.00	\$0.00	\$21,492.19	6	\$154,235.96	46	\$0.00	\$177,764.04	54
05157 COMMUNICATIONS									
51110 REGULAR SALARIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51200 FICA/MEDICARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51210 GROUP INSURANCE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51240 RETIREMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0

100 GENERAL FUND
010 ADMINISTRATIVE SERVICE
05157 COMMUNICATIONS

Stonecrest, City Of
Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
51260 UNEMPLOYMENT EXPENSE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
51270 WORKERS COMP	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52120 PROFESSIONAL SERVICES	\$28,000.00	\$0.00	\$0.00	0	\$15,371.47	55	\$0.00	\$12,628.53	45
52121 CONTRACTUAL SVCS JACOBS	\$341,250.00	\$0.00	\$56,550.32	17	\$141,260.75	41	\$0.00	\$199,989.25	59
52340 PRINTING	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52370 EDUCATION & TRAINING	\$1,800.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,800.00	100
53100 OPERATING SUPPLIES	\$1,000.00	\$0.00	\$0.00	0	\$132.18	13	\$0.00	\$867.82	87
53161 SMALL EQUIPMENT	\$5,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00	100
54250 OTHER EQUIPMENT	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
Total Communications	\$379,550.00	\$0.00	\$56,550.32	15	\$156,764.40	41	\$0.00	\$222,785.60	59
05158 IT/GIS									
52120 PROFESSIONAL SERVICES	\$10,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$10,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$367,500.00	\$0.00	\$59,963.68	16	\$149,794.15	41	\$0.00	\$217,705.85	59
52135 SOFTWARE/SERVICE CONTRACTS	\$25,000.00	\$0.00	\$0.00	0	\$6,300.00	25	\$0.00	\$18,700.00	75
53100 OPERATING SUPPLIES	\$6,000.00	\$0.00	\$53.00	1	\$582.98	10	\$0.00	\$5,417.02	90
53161 SMALL EQUIPMENT	\$18,000.00	\$0.00	\$2,197.90	12	\$2,197.90	12	\$0.00	\$15,802.10	88
54240 COMPUTER/SOFTWARE	\$18,000.00	\$0.00	\$495.83	3	\$12,991.41	72	\$0.00	\$5,008.59	28
54250 OTHER EQUIPMENT	\$4,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,000.00	100
Total It/Gis	\$448,500.00	\$0.00	\$62,710.41	14	\$171,866.44	38	\$0.00	\$276,633.56	62
05159 GENERAL OPERATIONS									
52120 PROFESSIONAL SERVICES	\$15,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$15,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$111,250.00	\$0.00	\$18,150.18	16	\$45,260.40	41	\$0.00	\$65,989.60	59
52128 COMMISSIONS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52132 MARKETING	\$90,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$90,000.00	100
52135 SOFTWARE/SERVICE CONTRACTS	\$20,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$20,000.00	100
52200 REPAIRS & MAINTENANCE	\$2,000.00	\$0.00	\$0.00	0	\$858.62	43	\$0.00	\$1,141.38	57
52232 EQUIPMENT LEASE	\$25,000.00	\$0.00	\$730.40	3	\$26,139.75	105	\$0.00	(\$1,139.75)	(5)
52310 GENERAL LIABILITY INSURANCE	\$25,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$25,000.00	100
52330 ADVERTISING	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52340 PRINTING	\$5,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00	100
52360 DUES & FEES	\$55,000.00	\$0.00	\$390.00	1	\$64,133.28	117	\$0.00	(\$9,133.28)	(17)
52361 BANK FEES	\$2,000.00	\$0.00	\$4,265.26	213	\$20,714.58	1036	\$0.00	(\$18,714.58)	(936)
52370 EDUCATION & TRAINING	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
53100 OPERATING SUPPLIES	\$30,000.00	\$0.00	\$44.00	0	\$18,533.44	62	\$0.00	\$11,466.56	38
53101 POSTAGE	\$8,500.00	\$0.00	\$800.00	9	\$1,068.96	13	\$0.00	\$7,431.04	87
53103 OFFICE SUPPLIES	\$100.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$100.00	100
53104 SERVICE FEES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53105 INTERNET/PHONES	\$30,000.00	\$0.00	\$1,992.69	7	\$21,089.89	70	\$0.00	\$8,910.11	30
53161 SMALL EQUIPMENT	\$3,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,000.00	100
53175 CITY EVENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54230 FURNITURE AND FIXTURES	\$5,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00	100
54231 SIGNS	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
54240 COMPUTER/SOFTWARE	\$40,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$40,000.00	100

100 GENERAL FUND
010 ADMINISTRATIVE SERVICE
05159 GENERAL OPERATIONS

Stonecrest, City Of
Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
54250 OTHER EQUIPMENT	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
57101 TAX BILL PROCESSING	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
58130 PRINCIPAL NOTE PAYMENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
58230 INTEREST NOTE PAYMENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
58400 CLOSING COSTS	\$0.00	\$0.00	\$0.00	0	\$37,840.00	0	\$0.00	(\$37,840.00)	0
Total General Operations	\$471,850.00	\$0.00	\$26,372.53	6	\$235,638.92	50	\$0.00	\$236,211.08	50
05900 DESIGNATED RESERVER									
57902 RESERVE CONTINGENCY	\$70,350.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$70,350.00	100
Total Designated Reserver	\$70,350.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$70,350.00	100
Total ADMINISTRATIVE SERVICE	\$5,300,300.00	\$0.00	\$384,294.00	7	\$1,553,887.86	29	\$0.00	\$3,746,412.14	71
034 GENERAL GOVERNMENT									
03400 GENERAL GOVERNMENT									
34721 FIELD RENTAL	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
34791 EVENTS	\$0.00	\$0.00	\$0.00	0	(\$475.00)	0	\$0.00	\$475.00	0
52361 BANK FEES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total General Government	\$0.00	\$0.00	\$0.00	0	(\$475.00)	0	\$0.00	\$475.00	0
Total GENERAL GOVERNMENT	\$0.00	\$0.00	\$0.00	0	(\$475.00)	0	\$0.00	\$475.00	0
050 COURT									
05160 MUNICIPAL COURT									
52120 PROFESSIONAL SERVICES	\$20,000.00	\$0.00	\$0.00	0	\$2,500.00	13	\$0.00	\$17,500.00	88
52121 CONTRACTUAL SVCS JACOBS	\$26,250.00	\$0.00	\$4,496.78	17	\$11,126.90	42	\$0.00	\$15,123.10	58
52135 SOFTWARE/SERVICE CONTRACTS	\$2,000.00	\$0.00	\$4.60	0	\$13.80	1	\$0.00	\$1,986.20	99
52140 SOLICITOR	\$30,000.00	\$0.00	\$0.00	0	\$2,932.45	10	\$0.00	\$27,067.55	90
52150 PUBLIC DEFENDER	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52160 PROBATION SERVICES	\$2,500.00	\$0.00	\$0.00	0	(\$195.00)	(8)	\$0.00	\$2,695.00	108
52170 COURT CLERK	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52180 SECURITY	\$5,000.00	\$0.00	\$0.00	0	\$1,200.00	24	\$0.00	\$3,800.00	76
52351 ADMINISTRATION EXPENSES	\$3,000.00	\$0.00	\$0.00	0	\$47.00	2	\$0.00	\$2,953.00	98
52370 EDUCATION & TRAINING	\$4,000.00	\$0.00	\$0.00	0	\$450.00	11	\$0.00	\$3,550.00	89
54240 COMPUTER/SOFTWARE	\$2,000.00	\$0.00	\$0.00	0	\$9.20	0	\$0.00	\$1,990.80	100
Total Municipal Court	\$96,750.00	\$0.00	\$4,501.38	5	\$18,084.35	19	\$0.00	\$78,665.65	81
Total COURT	\$96,750.00	\$0.00	\$4,501.38	5	\$18,084.35	19	\$0.00	\$78,665.65	81
060 PARKS									
05159 GENERAL OPERATIONS									
52120 PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53124 UTILITIES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53125 PARKS ACQUISITION	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53126 SUMMER PROGRAMS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total General Operations	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0

100 GENERAL FUND
060 PARKS
06210 PARKS ADMINISTRATION

Stonecrest, City Of
Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
06210 PARKS ADMINISTRATION									
51300 TECHNICAL SERVICES	\$12,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$12,000.00	100
52105 UNIFORMS	\$4,000.00	\$0.00	\$0.00	0	\$112.00	3	\$0.00	\$3,888.00	97
52120 PROFESSIONAL SERVICES	\$600,000.00	\$0.00	\$39,782.90	7	\$111,036.10	19	\$0.00	\$488,963.90	81
52121 CONTRACTUAL SVCS JACOBS	\$472,500.00	\$0.00	\$77,030.42	16	\$194,186.76	41	\$0.00	\$278,313.24	59
52135 SOFTWARE/SERVICE CONTRACTS	\$5,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$5,000.00	100
52180 SECURITY	\$20,640.00	\$0.00	\$0.00	0	\$1,680.00	8	\$0.00	\$18,960.00	92
52200 REPAIRS & MAINTENANCE	\$305,000.00	\$0.00	\$16,550.06	5	\$255,082.24	84	\$6,008.77	\$43,908.99	14
52232 EQUIPMENT LEASE	\$21,150.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$21,150.00	100
52330 ADVERTISING	\$6,000.00	\$0.00	\$0.00	0	\$680.72	11	\$0.00	\$5,319.28	89
52360 DUES & FEES	\$1,000.00	\$0.00	\$0.00	0	\$65.00	7	\$0.00	\$935.00	94
52370 EDUCATION & TRAINING	\$4,000.00	\$0.00	\$0.00	0	\$1,325.00	33	\$0.00	\$2,675.00	67
52385 CONTRACT LABOR	\$66,360.00	\$0.00	\$0.00	0	\$2,275.00	3	\$0.00	\$64,085.00	97
53100 OPERATING SUPPLIES	\$50,000.00	\$0.00	\$0.00	0	\$3,771.85	8	\$127.84	\$46,100.31	92
53124 UTILITIES	\$75,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$75,000.00	100
53125 PARKS ACQUISITION	\$300,000.00	\$0.00	\$0.00	0	\$8,751.09	3	\$0.00	\$291,248.91	97
53126 SUMMER PROGRAMS	\$100,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$100,000.00	100
53175 CITY EVENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54240 COMPUTER/SOFTWARE	\$10,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$10,000.00	100
Total Parks Administration	\$2,052,650.00	\$0.00	\$133,363.38	6	\$578,965.76	28	\$6,136.61	\$1,467,547.63	71
Total PARKS	\$2,052,650.00	\$0.00	\$133,363.38	6	\$578,965.76	28	\$6,136.61	\$1,467,547.63	71
070 COMMUNITY DEVELOPMENT									
07210 COMMUNITY DEVELOPMENT									
52105 UNIFORMS	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52120 PROFESSIONAL SERVICES	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52121 CONTRACTUAL SVCS JACOBS	\$551,250.00	\$0.00	\$91,537.14	17	\$228,727.79	41	\$0.00	\$322,522.21	59
52135 SOFTWARE/SERVICE CONTRACTS	\$8,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$8,000.00	100
52180 SECURITY	\$3,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,000.00	100
52200 REPAIRS & MAINTENANCE	\$200.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$200.00	100
52330 ADVERTISING	\$20,000.00	\$0.00	\$1,600.00	8	\$3,200.00	16	\$0.00	\$16,800.00	84
52340 PRINTING	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
52360 DUES & FEES	\$200.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$200.00	100
52370 EDUCATION & TRAINING	\$4,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$4,000.00	100
53100 OPERATING SUPPLIES	\$2,000.00	\$0.00	\$0.00	0	\$504.88	25	\$0.00	\$1,495.12	75
53101 POSTAGE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53161 SMALL EQUIPMENT	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
54240 COMPUTER/SOFTWARE	\$8,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$8,000.00	100
54250 OTHER EQUIPMENT	\$1,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,500.00	100
Total Community Development	\$603,650.00	\$0.00	\$93,137.14	15	\$232,432.67	39	\$0.00	\$371,217.33	61
Total COMMUNITY DEVELOPMENT	\$603,650.00	\$0.00	\$93,137.14	15	\$232,432.67	39	\$0.00	\$371,217.33	61
072 BUSINESS DEVELOPMENT									
07220 BUSINESS DEVELOPMENT									

100 GENERAL FUND
 072 BUSINESS DEVELOPMENT
 07220 BUSINESS DEVELOPMENT

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
52120 PROFESSIONAL SERVICES	\$70,000.00	\$0.00	\$4,000.00	6	\$19,700.00	28	\$0.00	\$50,300.00	72
52121 CONTRACTUAL SVCS JACOBS	\$117,600.00	\$0.00	\$19,003.52	16	\$47,393.75	40	\$0.00	\$70,206.25	60
52132 MARKETING	\$40,000.00	\$0.00	\$15,500.00	39	\$17,372.60	43	\$0.00	\$22,627.40	57
52340 PRINTING	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52350 TRAVEL EXPENSE	\$30,000.00	\$0.00	\$1,823.63	6	\$1,823.63	6	\$0.00	\$28,176.37	94
53100 OPERATING SUPPLIES	\$2,500.00	\$0.00	\$0.00	0	\$416.40	17	\$0.00	\$2,083.60	83
Total Business Development	\$261,100.00	\$0.00	\$40,327.15	15	\$86,706.38	33	\$0.00	\$174,393.62	67
Total BUSINESS DEVELOPMENT	\$261,100.00	\$0.00	\$40,327.15	15	\$86,706.38	33	\$0.00	\$174,393.62	67
073 COMMUNITY & CULTURAL AFFAIRS									
07330 COMMUNITY & CULTURAL AFFAIRS									
52121 CONTRACTUAL SVCS JACOBS	\$126,000.00	\$0.00	\$20,710.18	16	\$51,660.40	41	\$0.00	\$74,339.60	59
52135 SOFTWARE/SERVICE CONTRACTS	\$3,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,500.00	100
52330 ADVERTISING	\$25,000.00	\$0.00	\$0.00	0	\$11,000.00	44	\$0.00	\$14,000.00	56
52340 PRINTING	\$2,000.00	\$0.00	\$0.00	0	\$24.79	1	\$0.00	\$1,975.21	99
52350 TRAVEL EXPENSE	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
53100 OPERATING SUPPLIES	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
53175 CITY EVENTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53178 COUNCIL INITIATIVES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53179 INITIATIVES	\$19,500.00	\$0.00	\$35.00	0	\$476.72	2	\$0.00	\$19,023.28	98
Total Community & Cultural Affairs	\$180,500.00	\$0.00	\$20,745.18	11	\$63,161.91	35	\$0.00	\$117,338.09	65
Total COMMUNITY & CULTURAL AFFAIRS	\$180,500.00	\$0.00	\$20,745.18	11	\$63,161.91	35	\$0.00	\$117,338.09	65
080 CODE ENFORCEMENT									
08210 CODE ENFORCEMENT									
52105 UNIFORMS	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
52120 PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52121 CONTRACTUAL SVCS JACOBS	\$950,250.00	\$0.00	\$157,244.08	17	\$392,995.15	41	\$0.00	\$557,254.85	59
52135 SOFTWARE/SERVICE CONTRACTS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52180 SECURITY	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52330 ADVERTISING	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52340 PRINTING	\$2,000.00	\$0.00	\$0.00	0	\$1,330.00	67	\$0.00	\$670.00	34
52360 DUES & FEES	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52370 EDUCATION & TRAINING	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
53100 OPERATING SUPPLIES	\$3,000.00	\$0.00	\$0.00	0	\$188.54	6	\$0.00	\$2,811.46	94
53101 POSTAGE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
53161 SMALL EQUIPMENT	\$2,200.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,200.00	100
54240 COMPUTER/SOFTWARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54250 OTHER EQUIPMENT	\$40,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$40,000.00	100
Total Code Enforcement	\$1,003,450.00	\$0.00	\$157,244.08	16	\$394,513.69	39	\$0.00	\$608,936.31	61
Total CODE ENFORCEMENT	\$1,003,450.00	\$0.00	\$157,244.08	16	\$394,513.69	39	\$0.00	\$608,936.31	61
090 BUILDING									

100 GENERAL FUND
 090 BUILDING
 09210 BUILDING

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
09210 BUILDING									
52105 UNIFORMS	\$2,500.00	\$0.00	\$0.00	0	\$599.40	24	\$0.00	\$1,900.60	76
52120 PROFESSIONAL SERVICES	\$500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$500.00	100
52121 CONTRACTUAL SVCS JACOBS	\$934,500.00	\$0.00	\$153,830.74	16	\$384,461.80	41	\$0.00	\$550,038.20	59
52135 SOFTWARE/SERVICE CONTRACTS	\$2,500.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,500.00	100
52330 ADVERTISING	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
52340 PRINTING	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
52360 DUES & FEES	\$1,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,000.00	100
52370 EDUCATION & TRAINING	\$2,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$2,000.00	100
53100 OPERATING SUPPLIES	\$3,500.00	\$0.00	\$0.00	0	\$470.29	13	\$0.00	\$3,029.71	87
53101 POSTAGE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54240 COMPUTER/SOFTWARE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54250 OTHER EQUIPMENT	\$14,000.00	\$0.00	\$0.00	0	\$958.23	7	\$0.00	\$13,041.77	93
Total Building	\$962,500.00	\$0.00	\$153,830.74	16	\$386,489.72	40	\$0.00	\$576,010.28	60
Total BUILDING	\$962,500.00	\$0.00	\$153,830.74	16	\$386,489.72	40	\$0.00	\$576,010.28	60
Total GENERAL FUND	\$10,460,900.00	\$0.00	\$987,443.05	9	\$3,313,767.34	32	\$6,136.61	\$7,140,996.05	68

275 HOTEL/MOTEL
 075 HOUSING
 07500 ECONOMIC DEVELOPMENT

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
275 HOTEL/MOTEL									
075 HOUSING									
07500 ECONOMIC DEVELOPMENT									
54220 VEHICLES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
61100 TRANSFER TO GENERAL FUND	\$360,000.00	\$0.00	\$66,297.87	18	\$66,297.87	18	\$0.00	\$293,702.13	82
61101 TRANSFER TO GENERAL FUND PARKS	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
75400 DISCOVER DEKALB	\$240,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$240,000.00	100
Total Economic Development	\$600,000.00	\$0.00	\$66,297.87	11	\$66,297.87	11	\$0.00	\$533,702.13	89
Total HOUSING	\$600,000.00	\$0.00	\$66,297.87	11	\$66,297.87	11	\$0.00	\$533,702.13	89
Total HOTEL/MOTEL	\$600,000.00	\$0.00	\$66,297.87	11	\$66,297.87	11	\$0.00	\$533,702.13	89

280 RENTAL MOTOR VEHICLE FUND
 075 HOUSING
 07500 ECONOMIC DEVELOPMENT

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
280 RENTAL MOTOR VEHICLE FUND									
075 HOUSING									
07500 ECONOMIC DEVELOPMENT									
61100 TRANSFER TO GENERAL FUND	\$3,800.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,800.00	100
Total Economic Development	\$3,800.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,800.00	100
Total HOUSING	\$3,800.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,800.00	100
Total RENTAL MOTOR VEHICLE FUND	\$3,800.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$3,800.00	100

300 SPLOST
 330 SPLOST
 05135 PUBLIC WORKS

Stonecrest, City Of
 Expenditure Report

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
300 SPLOST									
330 SPLOST									
05135 PUBLIC WORKS									
33730 MUTLI MODAL IMPROV/PED-BICYCLE	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54140 TRANS INFRASTRUCTURE IMPROVEM	\$4,200,000.00	\$0.00	\$1,389,115.43	33	\$1,489,829.29	35	\$0.00	\$2,710,170.71	65
54141 TRANS INFRA IMPROVEMENT SIDEWA	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54142 TRANS INFRA IMPROVEMENT BIKE P	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Public Works	\$4,200,000.00	\$0.00	\$1,389,115.43	33	\$1,489,829.29	35	\$0.00	\$2,710,170.71	65
05156 FACILITIES & BLDG/ CITY HALL									
54140 TRANS INFRASTRUCTURE IMPROVEM	\$1,600,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,600,000.00	100
Total Facilities & Bldg/ City Hall	\$1,600,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$1,600,000.00	100
05159 GENERAL OPERATIONS									
52361 BANK FEES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total General Operations	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
06210 PARKS ADMINISTRATION									
52120 PROFESSIONAL SERVICES	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
54140 TRANS INFRASTRUCTURE IMPROVEM	\$520,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$520,000.00	100
54250 OTHER EQUIPMENT	\$0.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$0.00	0
Total Parks Administration	\$520,000.00	\$0.00	\$0.00	0	\$0.00	0	\$0.00	\$520,000.00	100
Total SPLOST	\$6,320,000.00	\$0.00	\$1,389,115.43	22	\$1,489,829.29	24	\$0.00	\$4,830,170.71	76
Total SPLOST	\$6,320,000.00	\$0.00	\$1,389,115.43	22	\$1,489,829.29	24	\$0.00	\$4,830,170.71	76
TOTAL ALL FUNDS	\$17,384,700.00	\$0.00	\$2,442,856.35	14	\$4,869,894.50	28	\$6,136.61	\$12,508,668.89	72

Level 4 Summary for June 2020

Accounts	Budget Appropriation	Supplemental Appropriation	Current Pd Expenditures	Curr Pct	Year To Date Expenditures	YTD Pct	Encumbered Balance	Unencumbered Balance	Une Pct
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Report Summary

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 4 - Revenues 5 - Expenses

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Level	From	To	New Page
1	ALL		n/a
2	ALL		N
3	ALL		N
4	ALL		N
5	ALL		n/a

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 System Time 11:06:00 pm
 Print Date 8/19/2020
 Print Time 11:06:23 pm
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 Print ID 381
 System version 7.1.19
 Export APGLXP17
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CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL MEETING AGENDA

VIRTUAL MEETING

August 24, 2020

7:00 p.m.

Citizen Access: URL

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Megan Reid, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE COUNCIL AGENDA**
- VI. MINUTES:**
 - a. Approval of Public Hearing Minutes July 13, 2020
 - b. Approval of City Council Meeting Minutes July 13, 2020
 - c. Approval of City Council Meeting Minutes July 27, 2020
 - d. Approval of the August 10, 2020 City Council Meeting Minutes
- VII. PRESENTATIONS:**
 - a. **City of Stonecrest Household Hazards Event**, Saturday, August 29th @ the New City Hall Complex from 10:00am until 2:00pm
- VIII. APPOINTMENTS OR PERSONNEL:**

Mayor
- IX. PUBLIC COMMENTS**

(this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)

X. PUBLIC HEARINGS:

- a. **Stonecrest Transportation Master Plan**
- b. **RZ-20-001** (6086 & 6100 Hillandale Dr) - rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing
- c. **SLUP-20-001** (3881 Button Gate Ct) - to operate a personal care home up to 6 residents

(since this meeting will be conducted virtually, only those public hearing comments received via email in advance of the meeting will be read by the City Clerk)

XI. NEW BUSINESS:

- a. **Panola Shoals Restoration Project** by South River Alliance
 - i. Phase 1 – The Bonneville Foundation & Georgia Power Grant for \$237,437
 - ii. Phase 2 – The Georgia Outdoor Stewardship Program (GOSP) Grant for construction of a kayak/canoe launch at Panola Shoals and Everett Park
- b. Approve **SLUP-20-001** (3881 Button Gate Ct) - to operate a personal care home up to 6 residents
- c. Approve **Final Plat for Parks of Stonecrest Pod - D Phase 2**
- d. **Housing Authority Contract with the City of Stonecrest**

XII. OLD BUSINESS:

- a. Adopt **Stonecrest Transportation Master Plan**
- b. Adopt **Mid-Year Budget Adjustments** (if necessary)
- c. Approve **RZ-20-001** (6086 & 6100 Hillandale Dr) - rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing
- d. COVID-19 CARES Act
- e. Contract management

XIII. EXECUTIVE SESSION:

*(when an executive session is required, one will be called for the following issues:
1) Personnel, 2) Litigation, 3) Real Estate)*

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Megan Reid, as soon as possible, preferably 2 days before the activity or event.

XIV. CITY MANAGER COMMENTS

XV. CITY ATTORNEY COMMENTS

XVI. MAYOR AND COUNCIL COMMENTS

XVII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

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Minutes:

July 13, 2020 Public Hearing

July 13, 2020 Regular Council Meeting

July 27, 2020 Regular Council meeting

August 10, 2020 Regular Council Meeting



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

PUBLIC HEARING

July 13, 2020

6:00PM

Virtual Meeting available on YouTube Live

I. CALL TO ORDER: Mayor Jason Lary

ROLL CALL by Deputy City Clerk, Sonya Isom: All Members Present

II. AGENDA ITEMS

1. Public Hearing

a. Proposed Property Tax Increase

Mayor Jason Lary opened the Public Hearing

There were many questions regarding homestead exemptions. This was clarified by the City Attorney's Office. Anyone who received homestead exemption last year and applied for home exemption with DeKalb County this year before the deadline will receive the Homestead exemption.

It was also clarified that this transfer was for Parks and Recreation only
Deputy City Clerk Sonya Isom read the following public

--

--

Cathy Bennett

To whom it may concern: I am a concerned retired citizen of Stonecrest and have resided in this community for 20 years. I am in favor of the tax transfer from Dekalb County to Stonecrest if our taxes remain the same. I

am not in favor of a automatic increase to my taxes. Personally I think the taxes are too high anyway. For 5 years I have called to get our street in front of my house paved but the only thing we get is patches in the road. After 2 months the asphalt is up again. We want to see more concern from our leaders whether it is from the County or Stonecrest. We care about our communities too. Thank you.

--

Suzanne Frick

Thank you for the opportunity to give an opinion.

The taxes we pay in Stonecrest today for parks is paid to Dekalb County. Whatever pittance they chose to give Stonecrest is all we got. Isn't it time for Stonecrest to control the funds for the Stonecrest area parks?

Today the parks and recreation funds come from the city's general fund. Stonecrest can use the general funds for other things and take the money that the county collects from Stonecrest citizens and make sure the money is spent on Stonecrest parks and our area. This is not a tax increase but a shift in who controls the money to our city. Please vote for Stonecrest and our city and the Stonecrest council to control the spending of Stonecrest citizens' tax money, not Dekalb's board of commissioners' opinion of what Stonecrest needs.

Thank you for your consideration.

--

Stacey Thibodeaux

Good Evening,

I am a resident and real estate Broker in support of the transfer of the property tax millage to the City of Stonecrest.

In order to become a city, we are required to take on 3 services with one of those services being Parks and Recreation. Voting against transferring the money that citizens are already paying for our Parks and Rec means that Parks and Rec would have to be paid for out of the city's current revenues which have likely been impacted by Covid-19.

Our Parks need substantial upgrades after being neglected for years. The millage will allow us to bring our parks up to standard. Many citizens complain that Stonecrest doesn't have what other cities have. This is an

opportunity for Stonecrest to have competitive Parks and Recreation without increasing our taxes. Our goal as a city should be to improve.

Transferring the millage will allow the city to use money from the General Fund for other needed expenses like our internal systems, personnel and capital investment.

In addition, the County may also stop all roads and drainage Public Works in Stonecrest at the beginning of 2021. If we don't impose this millage rate, we would be basically forcing the city to choose between filing potholes or maintaining our Parks. Considering the progress we've made recently with our roads, this would be a step backwards.

In light of this pandemic, more families are spending an increasing amount of time in their homes and in our community. The time is right to use that tax to improve our Parks and Rec so that our citizens can enjoy the benefits that we have in our city. How do we know that our current revenue sources are adequate to fund Parks and Recreation at the appropriate level? Let's not deprive ourselves of a stream of income that is due to the city and will not cause a tax increase for citizens.

--

Tanieka Kemp

--

I am Jack Dodson – Founder/CEO for National Equipment Development Company, Inc dba NEDCO, Inc. started in 1992.

My business- NEDCO, Inc (next the 2485 Lithonia Industrial Blvd., Lithonia, GA 30058). We had a BIG FIRE in 2016 and NEDCO LOSE \$millions (Building and Inventory Items), therefore I had to buy a new building (7173-G Covington Hwy., Lithonia, GA 30058) again this building/NEDCO business was next the FIRE LOT on 2485 Lithonia Industrial Blvd.

When I bought the new building for NEDCO, Inc Business in 2017, my Taxes Dist for 3779487 were \$156.48. Attached Business Property Tax RESULTS Attached. Then Stonecrest became Management team in our area! Dekalb Property Tax office is HELPING NEDCO to keep us to OPEN our DOORS with this VIRUS and LAYOFFS.

See the numbers from NEDCO Business 7173-G Covington Hwy BLDG G from Stonecrest:

2012 thru 2019
2017 Paid \$156.48 (After the FIRE)
2018 \$375.42 (200% higher)
then 2019 \$1,448.09 (Due \$1,0995.99 then 400% higher)

I have a STROKE and I was LATE for a APPEAL from Stonecrest and now City of Stonecrest has requested a HIGHER Tax mills, etc...

I Hope NEDCO, Inc can stay OPEN in the City of Stonecrest in Dekalb County? I tried to APPEAL, but no help with Stonecrest office! Dekalb County or Stonecrest will NOT give a ACCESS CODE Number for APPEALING on the NOTICE!

What is my options?

--

Motion passed 4-2 with Council Members Jazzmin Cobble and Council Member Tammy Grimes voting nay.

2. Initiate investigation into the validity of approval process for permitting Metro Green Recycling Development

Motion 2- was made by Mayor Jason Lary to initiate an investigative team of Council Member Jimmy Clanton, Council Member Rob Turner, Planning and Zoning Director Chris Wheeler, and City Attorney's Office of Fincher and Denmark to investigate the validity of approval process for permitting Metro Green Recycling Development and was seconded by Council Member Rob Turner.

Motion passed 6-0.

3. Parks Activity Permits during COVID-19 Restrictions

Deputy City Manager Plez Joyner and Interim Parks and Recreation Director Brandon Riley explained the reason for the use of the parks over the weekend. They also made it clear that the parks were closed.

III. ADJOURNMENT

Motion 3- was made by Council Member Rob Turner to adjourn the meeting and was seconded by Council Member Tammy Grimes.

Motion passed unanimously.



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

July 13, 2020

7:00PM

Virtual Meeting available on YouTube Live

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL** by Deputy City Clerk, Sonya Isom: All members present.
- III. **INVOCATION:** Invocation was led by Council Member Rob Turner.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA:**

Motion 1 – made by Council Member Rob Turner to approve the agenda with stated changes. Seconded by Council Member George Turner.

Motion passed unanimously.

- VI. **MINUTES:**

a. Approval of the June 22, 2020 City Council Meeting Minutes

Motion 2 – made by Mayor Jason Lary to approve minutes from June 22, 2020 City Council Meeting. Seconded by Council Member Rob Turner.

Motion passed unanimously.

b. Approval of the July 6, 2020 11:00am Special Called Public Hearing Minutes

Motion 3 – made by Mayor Jason Lary to approve minutes from July 6, 2020 11:00am Special Called Public Hearing. Seconded by Council Member Rob Turner.

Motion passed unanimously.

c. Approval of the July 6, 2020 6:00pm Special Called Public Hearing

Motion 4 – made by Council Member Rob Turner to approve minutes from July 6, 2020 6:00pm Special Called Public Hearing.

Motion passed unanimously.

VII. PRESENTATIONS

a. N/A

VIII. APPOINTMENTS

- a. Mayor Lary appointed Iris Settle as Chief Liaison Officer, combined with responsibilities of Chief of Staff. Iris will communicate more effectively from
- b. the Mayor's office to Council.

IX. PUBLIC COMMENTS

(since this meeting was conducted virtually, the public comments received via email in advance of the meeting were read by the Deputy City Clerk)

Faye Cofield

I am writing this email to express my concern about the proposed asphalt plant. We have been told previously that this plant had been approved by the cab county before stonecrest became a city. now we learned that mayor Larry signed off on this last year authorizing its approval. this marks the third time that something major has happened in stonecrest and we had been told that it was approved by the cab county only to find out that the county had either been notified or the county signed off on it . This was true with the cell phone tower, which we were told had been rezoned by the cab county in the 1970s without any restrictions. I personally found out that this was not true and that there were very extreme requirements and zoning restrictions that prevented the use of a cell phone tower at this location. However with this fact that cell phone tower was still allowed to be built. I am also deeply troubled about a proposed project at browns Mill and panola road. This project is depicted in pictures

that is not representative of the area. This project shows it being on land that is currently occupied by houses and other structures. I believe that the permit should be denied. I also have a concern about the approval of a business that was built without the proper zoning. The zoning that exists on this property strictly forbids the type of youth that is being authorized now and recommended by the planning committee. I believe that this extension is allowed and this business is allowed to continue despite it being built in the wrong zoning that we will no longer have the opportunity to protect zoning within the boundaries of stonecrest. I also am of course opposed to the asphalt plant. stonecrest to take the time now to stop all zoning and to re-evaluate what is located on what type of zoning and to make sure that any vacant land or any zoning is in compliance with what is now built there Sincerely yours

--

Lynn Fowler

I am sending this email to voice my strong opposition to the Metro Green project slated for the Snapfinger Road/Miller Road area. This type of plant is totally inappropriate for this area. There are residential neighborhoods and schools within close proximity. Where a recycling plant may fall under the category of "Light industrial", which this plot of land is ,supposedly, zoned for, there are environmental risks to the community such as air quality, noise, and just general quality of life. I have lived in this area for 30-plus years, planning to spend my retirement here, but now having to worry about the threat to my health and those of my family, not to mention my property value. This community DOES NOT WANT METRO GREEN HERE. I'm certain there are more suitable areas of the County where this project would fit. But not here.,

--

Pyper Bunch

To the Mayor & Stonecrest officials,

I am a resident in the Miller Road area where you have allowed a toxic concrete recycling plant to start building. We want to know more about the documents that the Mayor and City Planner falsified. Why did the Mayor & Chris Wheeler tell the EPD that Stonecrest had a waste facility and you do not? The EPD official told all of us that they never would have approved this plant had the TRUTH been known. The community deserves to see this falsified document. Please provide those documents.

My next point of contention is the useless "Stop Work Order". We were told that they had 5 days to "stabilize " the grounds. That would have begun on 7/2/2020. The fifth day, taking into account the weekend, would have ended on 7/8/2020. We have videotaped these people daily. You do know they are LITERALLY in our backyards? Today they were filmed again. Unless someone lied, there should not be anyone on that land today. This is the 6th day. Your paper was worthless. We want that construction to STOP NOW. We are notifying our media contacts daily of what is

going on with this government. Your actions are on public display now. I am sure you are doing back handed deals, but just know we are watching you. What you have done in the dark will be revealed in the light, Mayor.

The final point is in reference to that horrible Zoning Board appointed by the Mayor? Are you all receiving bribes? What type of Zoning credentials do any of you possess? I watched that Zoning meeting earlier this week and was TOTALLY disgusted. The community opposed both toxic plans that were planned for their community. The City Planner was finally on the side of the community and recommended Denial of this second concrete facility. The Zoning Board took all of 2 seconds to approve BOTH businesses to further pollute our South Dekalb community. South Dekalb is NOT your dumping ground!!! How dare you take this important position and line your own pockets while defiling a predominantly Black community. Have you no shame??? What is the point of having a City council if they don't hold the real power? The Zoning Board and this sham of a mayor are ruining our community! This is a disgrace that you don't properly notify the community, when we find out what you are doing and still show up to oppose it, you ignore us and do what you want!! This is unforgivable.

In conclusion, we want HEALTHY businesses in our community. We don't want toxic sites that other communities would never allow. The concrete owner is on record saying. I one else would allow him to build there except for Stonecrest! A Black mayor and zoning board is selling out a Black community. This is environmental racism enacted upon the community by Black officials. This is a disgusting abuse of power. Stop it!!! Don't you dare say "Black Lives Matter" and then dump a concrete recycling plant across the street from a school and hundreds of homes. The excuse that one side of the road was zoned industrial do it is legal is not a valid argument. At one time slavery was also legal but it was WRONG!!! History will record what you have done. Do the right thing now and SHUT METRO GREEN RECYCLING DOWN NOW.

Black lives should matter in every area. Stop allowing environmental racism in South Dekalb.

--

Jennifer Wilson

Good evening,

My concerns are still based on the fact that this Recycling plant is less than 500 feet from my subdivision.

Although that piece of property is zoned for light industrial use, the two subdivisions that surround this development are over 20 years old and the concern now should be regarding those residential communities.

Why not use this area, Metro Green, to build a mixed use development instead of a landfill for sorting trash.

We can always use an area like the Atlanta Beltline, with art and walking space.

Who is the other owner of this land besides Metro Green (Greenland Sanpfinger, LLC)? What was the purchase price from Peace Baptist Church?

How would a recycling facility benefit this area when no one took the time to see if the infrastructure could handle trucks loaded with cement?

Thank you

--

Renee Cail, Citizens for a Healthy and Safe Environment

To the Entire Stonecrest City Hall Staff:

Please do not bring any factories or the projects listed above to residential areas or near residents in Stonecrest!!!!!!

--

Tenika Kemp

Good afternoon. This letter is to encourage a NO VOTE for the concrete recycling and Asphalt plant. We need to Stop ALLOWING these type of businesses in our neighborhood that clearly pollute our city. It appears that Stonecrest is more focus on the money that these type of businesses are bringing along with polluting our city. Please VOTE NO TO BOTH.

--

Jackie Alexander

Councilwoman Jazzmin Cobble, you are sooooo rude. You don't know everything. What are you doing for your district??! You have the worst crime, trash and unemployment in the city, district 3. I am embarrassed to be your sorority sister. Councilwoman Tammy Grimes, you are equally or more disappointing than Diane Adoma. You don't understand anything!!! Are you listening?? Do you pay attention?? No one should have to spoon feed you every answer. You lied during your campaign because you did not attend half the meetings. Dave Marcus or Barbara Hall should have won.

--

Marilyn, Miller Park Resident

I would like to express my concern about this issue. I am trying to understand how the Mayor of Stonecrest and his constituents could possibly think it is okay for a recycling plant to be built in the middle of a community with a Middle school just down the street. This is environmental racism at its best. I want to believe this could not happen in a Brookhaven or Chamblee Community. Allowing this plant to be built would definitely lower the property values of the residential homes and at a time where 1.

DeKalb County is to raise property taxes and 2. The country is battling a pandemic. The County did an extremely poor job in letting the community know of any ongoing meetings claiming there was a meeting held and only one person showed up which is not true. The community had no idea what was happening. When I saw that the area was cleared I assumed it was another Subdivision being built.

I am asking that this recycling plant and or any other plant (asphalt) not be allowed to build in this area. The Mayor should consider property near the Stonecrest Mall there is plenty of space there to build a PLANT. I ask that you reconsider and stop this catastrophe from happening. Please consider the health issues that will arise. Take into consideration the children and the elderly that live adjacent to this area and also the private homes directly across the street. If the City Council agrees to allow this company to build this atrocity I will have no choice but to put up a FOR SALE SIGN and move out of DeKalb County for good.

--

Angela Russell

City council, I disapprove of the plant being constructed on Miller Rd here in Stonecrest. The plant is located in a residential area meaning subdivisions, apartments, doctor offices and a school. The only commercial building on that end of Miller Rd is Marshall's warehouse and it's been there for many years.

It shouldn't be difficult to see that this plant is in no way good for the environment in this area. We've gone from family dollars and storage units to asphalt plants right in our neighborhoods.

Why does the citizens always have to fight against bad businesses being built in Stonecrest?

--

Robin Ford

My name is Robin Ford. I am a citizen of Stonecrest, GA. Can I pick up a petition, so that other home owners in Stonecrest, GA can sign their names to stop this Recycling Landfill to be built in our great neighborhood?

--

Andrea Chait

To whom it may concern:

I am a community Resident, and I want it clearly understood that I am fully against the Metro Green Industrial Facility being placed in the midst of a Residential community! The Property needs to be rezoned for Residential use and or Condos, Office Park, or Single Family Homes. This industrial Plant will impede upon Residents Quality of Life, and significantly Negatively impact Property Values.

Most importantly the Facility will not attract or draw the type of development that is beneficial to a Residential Community.

--

Leautrey Turner

I am a county resident of over 25 years, I lived at 4876 Haymarket Trail and the Recycle Plant construction

is a complete invasion on my quality of life as the smell from the plant will most definitely invade all the homes in the area.

It's very unfortunate that these types of projects always seem to be approved in middle class neighbor hoods. I believe that our elected officials are there to represent all citizens not just some according to zip codes. I would be very disappointed if this project is allowed to proceed. I beg of you please don't let this happen. How would you feel if you lived in one of the near by neighbor hoods.

Sincerely

--

Sheila Wells Laws

I ask that this be read at the next Stonecrest Council Meeting. I and my household are against allowing this facility to be constructed and to operate in our community.

It is a health hazardous and threat to our entire community.

Respectfully,

--

Sheila Wells Laws

We do not need or want the Metro Green Recycling facility in our community. This is a health hazard to this residential community,

Respectfully,

--

Dave Marcus

Mayor Lary and Councilpeople,

In my amateur opinion, the city is not doing enough to let Stonecrest's voters know when bad things may be coming their way.

There are three changes I ask you to consider to help this situation:

1. There are no notifications made to residents when administrative permits are applied for (or granted).

In the case of the Metro Green recycling plant, the Land Disturbance Permit was issued by the city without any notice. (Another instance of this was for the cell tower erected last year next to a school and playground.) In these, the city planning department was following the ordinances.

I call on Mayor Lary to change policy now so that, when a permit is applied for, notifications are emailed or mailed to all residents, landlords and landowners whose quality of life may reasonably be expected to be impacted if the permit is issued. The devil will be on the details, but that isn't a reason to not do it.

And I call on the council to change our ordinances to require this.

2. City ordinances requires notices of rezoning hearings and zoning variance hearings to be mailed only to landowners within a few hundred feet of the property.

No notices are required to renters.

I call on Mayor Lary to change policy and the council to change ordinances so that these notices too go to both landowners and renters, and go to a much greater radius if they may be impacted.

3. Any property that is currently zoned as industrial and is adjacent to residential zoning, or churches, schools or parks, is a landmine waiting to blow up in peoples' faces. I believe that Chris Wheeler said last week that staff was creating an inventory of those situations.

I call on the city to make sure that the inventory is exhaustive — to make sure it looks at schools, parks, and churches as well as residentially-zoned land, and that it looks at situations that cross the border between DeKalb and Stonecrest.

And I call on the city to create a plan to reduce each of those possible calamities with all means possible, including rezoning to provide buffers (perhaps office or other light commercial use) as needed. And if you can't solve some of these in any other way, I agree with Mr. Knight, who has said on Facebook that as part of reexamining the problem zones, the City and County should consider creating joint Special Tax Districts which could buy land to create buffer zones. The precedent is already there, where the County buys out affected homeowners in flood plains and demolishes their houses.

Thank you for considering these changes,

--

Linda Lee

Mr. Mayor:

My name is Linda Lee and I reside in the Miller Woods subdivision. I have been living in my home since 2007. I am very upset as a lot of my neighbors are with the

decision to allow a recycling facility in our residential community. The work that is being done is in my back yard. The noise and smells are horrific and I can only imagine how bad it will be once they begin to recycle.

I know about the stop work order but that's only because Stonecrest did not meet the standards of DeKalb County. The real reason should be because the residents in the area will be exposed to toxins and it will not be safe. The quality of life that we once knew will be gone. The sale of our property will diminish.

So I ask you Mr. Mayor, what gives you the right to approve this work without any consideration for our well being? Close your eyes and imagine a recycling facility in your neighborhood, in your backyard.

The work stop should be permanent and we should be included in any major decisions regarding matters that may directly or indirectly affect us. We are in the process of getting a petition signed and will proceed with securing a team of lawyers if our request falls on deaf ears. This matter is of a very serious nature and the people responsible should be held accountable. please don't take this as a threat because it's not. I am just trying to be transparent and making you aware of our next move.

I look forward to hearing from you and your team. Thank you.

--

Rod Cole

I am a decades long resident of the Miller Woods Subdivision under Robert Turner and I have to commend the council's quick action to stop construction of the Metro Green recycling plant. This project and a cell tower have apparently been approved and executed until your recent actions to verify processes. It is not enough to say that this entire community of more than 70 families living less than a stone's throw away and a complete apartment complex with surrounding homes and complete communities falling outside the city zone of Stonecrest but impacted nonetheless because they are literally across the street from the site which oddly enough had one address for the property(2450 miller woods drive) and another address for the business(5152 snapfinger woods drive) so that it would appear to be away from any and all concerns of the Stonecrest/Decatur community. I can't say enough that we the combined community were unaware of this minimally advertised and absolutely NOT submitted to the community for true and fair input because I am fairly confident we wouldn't be having this conversation if we were appropriately made aware. I do not approve of the cellphone tower and would like it removed from Miller road. I do not approve of the rezoning of parcel 16 025 01 077 - 2450 Miller road, from "light industrial M" to "Heavy industrial M-2" to support a proven harmful and suspiciously approved Metrogreen Recycling business and I request the council members support this with the same enthusiasm you ask our support when it is

time to raise taxes but we get results like this from our elected officials. Thank you for your response.

--

Concerned citizen

I am a concerned citizen of Stonecrest. I am in opposition to the Work Force Housing coming to Stonecrest. I feel that it is a bait and switch to get low income housing to Stonecrest. Why bring Stonecrest down and brand it as a low income city. It's already hard enough getting businesses to open shop here. Also, Stonecrest already has enough affordable living. People move here when they can't afford anywhere else live.

--

Darriel Sloan

Please, Please do everything possible to stop this plant, we don't this adding to the declining property values in this area of south Dekalb.

--

Danny

We want the work to stop permanently and we want a full investigation into why we weren't considered in the decision making process that is allowing a recycling facility in our residential community. This is endangering our safety and health!!! I live in the 2nd house from the entry of the neighborhood and I have an 89 year old mom who is suffering from this smell we are directly behind this awful Sewage working!!! We need this to stop immediately my mom is sick over this!!!!!!

--

Danny

All surrounding subdivisions are yelling and screaming the same thing.

--

Tony Wilson

Good Evening Mayor Jason Lary, City Council for the City of Stonecrest, and Director Christopher Wheeler:

Due to the COVID-19 protocol, I am submitting my Public Comments via email for the Stonecrest City Council Meeting scheduled for Monday, July 13, 2020 at 7:00 pm. It is my request that my "email letter" be verbally read into the public record during the City Council meeting. Thank you.

Allow me to begin by stating I am a strong believer in the Providence of God.

A couple of weeks ago I took my morning walk two hours later than normal. During my walk, which partly traverses Snapfinger Woods Drive, I was literally passed by:

- 30 dump trucks (17 of them drove directly in front of Emory Hillandale Hospital)
- 5 tractor trailers, also known as 18-wheelers (one drove directly in front of Emory Hillandale Hospital)
- 3 concrete mixers
- 1 tractor trailer cab without the trailer
- Question: If the site development phase for this construction and demolition recycling center already generates this kind of traffic, what impact will occur if this project moves to completion?

My correspondence with the City of Stonecrest began on May 13, 2020 when I asked Councilman Rob Turner and Mr. Chris Wheeler what was being built on Miller Road by Snapfinger Woods Drive. By the end of May 2020, I had informed all of the elected officials for this area (excluding the Georgia federal senators) that a construction debris recycling center was being developed in my community. I requested a moratorium on the building project and asked for community engagement to discuss this project.

Representative Doreen Carter (Georgia District 92), Director Wheeler, and Councilman Rob Turner responded to my emails. Councilwoman Cobble and my wife have had several email exchanges on this same topic. On July 2, 2020, Representative Carter convened a virtual Town Hall meeting. Participants included State Senator Emanuel Jones (Georgia District 10), all councilpersons from the City of Stonecrest, an Environmental Protection Department professional, and a spokesperson for the recycling development. A few other state politicians were also on the call and at least two elected officials had proxies to represent their office. Noticeably absent or nonverbal were Mayor Lary and Director Wheeler. Furthermore, to this date, Mayor Lary has not communicated with me by any method.

As a result of Representative Carter's meeting, it is abundantly clear that not all of the Stonecrest City Councilpersons were aware of nor in support of the recycling development. It also appeared that neither Representative Carter nor Senator Jones were made aware of this business being located less than 500 feet from three neighborhoods, two medical offices, and one school. As a result of the Virtual Town Hall meeting, some actions have been noted:

- Director Wheeler issued and then modified a "Stop Work Order"
- Documentation clearly represented some steps were taken out of order (or not at all) regarding the permit phase of this project
- Mayor Lary signed a letter indicating all requirements were met for this project to proceed
- At least two people stated the City of Stonecrest does not have a Solid Waste Management Plan (SWMP)
- There is at least one letter on file from a City of Stonecrest employee (now working for another employer) which stated the City does not have a SWMP

- The Georgia Environmental Protection Department has on file a letter stating that the City of Stonecrest will enter an agreement with the DeKalb County government to come under their SWMP

My questions:

- If the City of Stonecrest does not have a SWMP in place (nor has there been one since the founding of the City), how can Mayor Lary approve this project?
- Why wasn't this recycling project deferred or transferred to the DeKalb County Board of Commissioners since their SWMP provides the legal oversight of solid waste disposal for unincorporated DeKalb County and the City of Stonecrest?
- How was Mayor Lary able to state in writing all requirements were met for the project to move forward when at least two letters from a Stonecrest city employee stated the opposite?
- When and where was signage posted to solicit public input for this project?
 - I propose that it was never posted on Miller Road because I have traveled on this road nearly every day for the last 25 years.
- What does the current "Stop Work Order" entail?
- How long will the "Stop Work Order" be enforced?

While I am grateful for Director Wheeler's current "Stop Work Order," I believe the entire project needs to be repurposed. Over the last two decades, most of us have witnessed several major conversions of industrial and manufacturing sites throughout Atlanta with great success. Here are a few examples:

- Fulton Cotton Mill Lofts (1998)
- Atlantic Station (2005)
- Ponce City Market (2014)
- Atlanta BeltLine (2017)
- Tyler Perry Studios (2019)
- Westside Park at Bellwood Quarry (Phase 1A - 2020; possibly delayed due to COVID-19)

Mayor Lary, Councilpersons, and Director Wheeler, I implore you to hear the voices of Stonecrest and South DeKalb residents. We urge you to stop this solid waste recycling center from coming to Stonecrest. Additionally, I ask that you use your negotiation skills to halt its relocation to any area within DeKalb County. I close with two quotes from page 17 of the Final Draft Comprehensive Plan 2038 City of Stonecrest:

- "Vision Statement "Community, Commerce and Culture working together as a world class city."
- "The city balances the need to grow and prosper in a sustainable manner and where citizens, business, Commerce, educational institutions are involved in decision making in building a high quality of life for Stonecrest Citizens."

I submit for your consideration: no matter what kind of buffers are built, no matter what kind of infrastructures are improved, no matter what kind of tax benefit this

business will bring to Stonecrest, we can all agree that having a solid waste recycling center literally in a residential community does not build "a high quality of life" for anyone. And if you disagree with my thesis, I suggest you relocate Metro Green Recycling Three to your neighborhood.

Sincerely Submitted by

A Concerned South DeKalb Resident,

--

Sofia Jolly

To whom it may concern,

This email is to inform you that we want the work to stop permanently and we want a full investigation into why we weren't considered in the decision making process that is allowing a recycling facility in our residential community. This is endangering our safety and health. Thank you.

Sincerely yours, concerned citizen of Miller Woods subdivision

--

Malaika Wells

Dear Mr. Wheeler, Mr. Mayor and Council Members,

As it pertains to rezoning in general, and considerations coming up before you in particular, in all your decision-making, please be led by the will of the residents you serve and the insights available to you in the future land use map.

Thank you,

--

Michelle Lennard

I am writing to voice my concern for the Old Business section of the Ordinance for RE-ZONING application (6086 & 6100 Hillandale Dr). Please do not approve this application. The developer has not laid out the plans in writing for who will live here, how they will screen applicants. Let's keep it zoned for commercial purposes which will be better suited in the long run.

Thanks

--

X. WORK SESSION ITEMS

a. N/A

XI. PUBLIC HEARING

Amended Motion 5 – made by Mayor Lary to table public hearing from agenda to April 24, 2020. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

XII. OLD BUSINESS

a. N/A

XIII. NEW BUSINESS

a. Final Plat for Bentley Estates

Motion 6 – made by Mayor Lary to approve the final plat for Bentley Estates. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

b. Final Plat for Lakeview at Stonecrest Subdivision (Phase 1)

Motion 7 – made by Mayor Lary to approve the final plat for Lakeview at Stonecrest Subdivision Phase 1. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

c. Setting 2020 Millage Rate for Stonecrest Resolution by Mayor and Council, presented by Plez Joyner.

Motion 8 – made by Mayor Lary to approve resolution as read. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

XIV. EXECUTIVE SESSION

Motion 9 – made by Mayor Jason Lary to go into Executive Session for litigation purposes. Seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

Motion 10 – made by Council Member Jimmy Clanton to come out of Executive Session and back into City Council Meeting. Seconded by Council Member George Turner.

Motion passed unanimously.

XV. CITY MANAGER COMMENTS

a. N/A

XVI. CITY ATTORNEY COMMENTS

a. N/A

XVII. MAYOR AND COUNCIL COMMENTS

Council Member Tammy Grimes/District 5 – Everyone please continue to push for census and reminding everyone of Run-off elections coming up on August 11th. Also, if you have previously voted by absentee ballot and would like to do so again, you **MUST** request another ballot. Look on Tammy Grines-D5 Facebook page. Vote as if our lives depend upon it. Dekalb County school board did approve going back to school virtually starting August 17th. Thank you so much for allowing educators to go back to the jobs they love virtually.

Council Member George Turner/District 4 – Echo census efforts. Hoping the Mayor’s robo-call will make a difference. Targeting reluctant population. Anticipated visiting spots to reach that population. He has gone to some service stations off Hillandale Road area, known for low turnout. Plans have been put on hold. Did take flyers and contacted On Common Ground, who stated he could use boxes that are in place. Will try and have a meeting on next Thursday.

Council Member Jazzmin Cobble/District 3 – Has census numbers from week ending July 5th. Stonecrest was at 51.4%, Dekalb as a total was at 59.8% and the state as a total was at 57.7%. We are over the 50% category, but still have a ways to go. Looking forward to getting census meeting together hoping to make more progress. Looks as if we are working towards the same purpose. We should end up in a good place.

Council Member Rob Turner/District 2 – Even though the city has not mandated masks, please start and keep wearing your masks. There is still a pandemic and it is getting worse. There are a lot of activities going on, you must have social distancing and need to wash your hands, wear your mask and sanitize. We want you to be around for the census and benefit from it. Take care of yourselves.

Council Member Jimmy Clanton/District 1 – Everyone be safe out there and be aware. More than that be educated for yourself. Get accurate information for yourself and stay informed. Our city is wide open. Call or email your city council member and get all the information you can and make certain it is accurate.

Mayor Jason Lary – This pandemic is serious and just like Councilman Rob Turner said, it is sneaking up on everybody and the numbers are higher but people are less afraid. And should be more afraid. He is afraid. Hopefully soon Dekalb County will approve the distribution of the Covid-19 Funds. The Major and Committee have priorities put together, with the main ones being the restaurant business, our media outlets, our small business incubators that can go out and reach those small businesses that we can touch and most of all, making sure every citizen has a mask. Will make sure everyone in Stonecrest is protected. We will have a truck and go to every neighborhood, and every place we can find. Will also source kid masks. Mentioned discussions of putting plans in place as to how kids will go back to school. What happens when one kid gets sick and the whole classroom must disburse. Our lives and how we do business are changing. Speaking not only to citizens, but to council and everyone listening, we cannot run all businesses off, but all business is not good business. We must have compassion, affordable housing, and workforce housing. People are saying what they do not want gas stations, etc., but how do we prosper and grow from there. Thank Council for approving mileage rate so that we can collect the right amount of funds to be able to support our Parks and Rec System. Now the citizens of Stonecrest, those that file, will be paying less for more services like we've promised for years. Next up on deck is Public Works and Sanitation. And Public Safety after that. We will be a full-fledged city and will be the new Black Wall Street. We will make everyone proud and have everything going exactly the way its supposed to be. Working in harmony and in the spirit as Rob Turner teaches. That is how he wants the rest of the city to be.

XVIII. ADJOURNMENT

Motion 11 – made by Council Member Rob Turner to adjourn the council meeting.
Seconded by Council Member Tammy Grimes.

Motion passed unanimously.

Read and adopted in the regular meeting of the City Council held on this ____ day of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

July 27, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** All members present.
- III. **INVOCATION:** Invocation was led by Council Member Rob Turner. A moment of silence was held in memory of Rev. C.T Vivian and Representative John Lewis.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA:**

Motion 1- was made by Council Member Rob Turner to accept and approve the agenda with the following changes add Fair Count Census as item b under Presentations and add under appointments add a. Staff Appointments and b. Request for City Manager and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

- VI. **MINUTES:**
 - a. **July 9, 2020 Special Called Minutes**

Motion 2- was made by Mayor Jason Lary to table the minutes until August 10, 2020 and was seconded by Council Member Rob Turner.

Motion passed unanimously.

- b. **July 13, 2020 Public Hearing Meeting Minutes**

Motion 3- was made by Mayor Jason Lary to table the minutes until August 10, 2020 and was seconded by Council Member George Turner.

Motion passed unanimously.

c. July 13, 2020 City Council Meeting Minutes

Motion 4- was made by Mayor Jason Lary to table the minutes until August 10, 2020 and was seconded by Council Member Rob Turner.

Motion passed unanimously.

VII. PRESENTATIONS:

- a. Mayor Lary stated that there will be a Mid-Year Budget Report scheduled for August 10, 2020.
- b. A presentation from the Fair Count Census was made by Tish Naghise.

VIII. APPOINTMENTS:

a. Staff Appointment

Mayor Jason Lary appointed Brenda Cornelius as the liaison for the Council

b. Request for City Manager Appointment

City Council requested that Mayor Lary appoint a City Manager and Mayor Lary said he would be ready to appoint a City Manager on August 10, 2020.

IX. PUBLIC COMMENTS

- a. Deputy City Clerk Sonya Isom read aloud the Public Comments.

--

Veda Anderson

Sir

I am a senior Citizen of the Miller Woods with underline condition and we cannot have a landfill right in our front yard

It will affect the air condition

It will not be good for the US and the community

We are asking you to get it remove

--

Alexis Morris

*Good evening! My name is Alexis Morris and I am a resident of Miller Woods Subdivision located in Stonecrest, GA. It has come to my attention and the attention of my neighbors that the city of Stonecrest, in particular, Mayor Larry Johnson, has granted the company **Metro Green Recycling Plant** to expand their hazardous waste company right in our backyards. This comes months right after the city allowed a **5G tower** to be constructed right in the same area. These two acts alone have shown a blatant disregard for the lives*

and health of the families that live in this community. As a ten-year cancer survivor, I refuse to sit back and allow this city to kill me, my family, and neighbors.

When I ran for District 2 City Council for the inaugural seat, several people in the community and neighborhoods doubted the city's ability to thrive and function. They doubted the authenticity and character of the charter members of the city and many were adamant that the sole purpose of pushing the charter for the city was an effort of charter members to "pad their pockets" with financial opportunities, some of which were already in progress. We already were skeptical about economic development as many businesses were started and left as neighborhood eyesores diminishing already struggling property values. This decision to move forward with this hazardous project confirms the fact that this was nothing but a personal business venture all along.

I am saddened to have to admit that my neighbors were right! Our city government has failed us! Or should I say, our city government has tricked us? While many are marching and protesting that "Black Lives Matter" our city government is committing genocide right here in our backyard! It is happening at the hands of black leadership. People we elected to protect us. I am asking that the County, State, and Federal Leaders step up and intercept this matter. We are asking for an emergency injunction against the city and to force the Mayor to halt construction while a proper investigation is held to ensure that proper procedures were taken to obtain a permit. We know as a matter of fact that proper notice was not given to the residences. We are aware of the zoning allowances, however, there are hazardous issues that would have required proper notice to be given and a public forum.

I have observed the posting of inconspicuous postings since residing in this neighborhood. I would challenge the company to show by photograph the public notice posted. I can guarantee that it was not large, bold, or on gold paper like the rezoning notices. When our neighboring business "Max on the Miller" attempted to get a license to operate her business as a club, her postings were deemed unacceptable as notice. Ultimately, she (a black female business owner) was not allowed to proceed under the auspices that there was no or poor attendance to any of the hearings. She had to repost and reschedule the hearing so that adequate representation could be present and heard. What makes this company any different? Is it that it is a large company having deep pockets? Again, we realize this was not a rezoning issue but Dekalb and now Stonecrest has a history of conducting business dealings and padding pockets at the expense of the residences. The research will show that the adjoining subdivision Miller Woods Subdivision rezoning and construction was not conducted correctly either. As one of the original owners, I can attest to several violations with Homelife Builders which subsequently led to a federal investigation and the suicide of its owner. Further research in this matter would reveal some startling discoveries, to say the least.

I can assure you that Mayor Jason Larry's decision was not based on concern for the economic progress of the city. If that were the case, we would not have had so many businesses that were needed, like grocery stores and other retail businesses, leave abruptly once he took office. It would have been so much easier and safer to build alliances with those businesses and encourage that growth in lieu of building alliances with companies that would be a hazard to the community in which he was elected to serve and protect. I am disappointed in his leadership, to say the least. His fear of large businesses and their deep

*pockets to litigate has hindered his ability to fight for his citizens, the citizens of Stonecrest. I hope that this same fear does not cripple the County, State, and Federal level. I am trusting that you guys would take on the challenge and halt this construction on our behalf. Otherwise, we would be left with no other choice but to fight for ourselves. That my friends, will not be a pretty fight against a community of people rallied together by women, fighters, survivors, and winners!!!! Like I mentioned earlier, a cancer survivor is no stranger to a fight. Let's stand and work together and halt construction on **Metro Green Recycling Plant**.*

--

Dante Clark

Hello, I am resident of MILLER WOODS, a 30035 area and I have just been made aware that there is a recycling plant being built on 5152 Snapfinger Woods rd. As a long term citizen of this area I feel like it is very uncivil for construction to even start without any acknowledgement to the tax payers of this community. Not only is this area near hundreds of families but also this is near two schools, this type of places should not be near families period; but it should definitely not be newest health concern I have to be worried about when it comes to my children... especially not with a national pandemic going on. The building of this recycling plant will effect the whole community from young too old with problems ranging from lower property values and odors to pollution and our health and wellbeing. Today I am sending you this email to ask you to help put a stop to this recycling plant.

--

Kamla Gonzalez

Good day,

My name is Kamla Gonzales, and I am a resident of the Miller Woods Subdivision, located in the city of Stonecrest, county of Dekalb. It has come to my attention that Mayor Jason Lary approved a permit allowing Metro Green Recycling Plant to expand their hazardous waste company in my community. There were reports that the city of Stonecrest was launching an investigation into the permitting of Metro Green recycling plant. A stop order was placed after a unanimous vote by the city council to launch an investigation, as to who approved the permit. There is speculation regarding the approval of the permit. It has been suggested that the permit was approved by Environmental Protection Division; therefore by passing Stonecrest city council. However, Mayor Lary announced Tuesday (7/14/2020) he was lifting a stop-work order. The city said it was worried about possible legal action from Metro Green.

I am concerned about the negative health hazard this recycling plant will have in my community, if this plant continues to operate. There is concern that dust particles from concrete, drywall, plastics and other materials would pollute the air making it harder for residents with chronic respiratory disease to breathe. Minorities' account for more than 90% of this community, and statistics show minority children have a higher prevalence of asthma.

The plant is located between two zoning areas, and proper notice was not given. I am asking for construction to be halted and the "stop order" re-enforced until a through investigation can be done. According to an article written in the AJC on, July, 16, 2020, Stonecrest citizen's

group focused on environmental safety questions Mayor Lary's commitment to having high quality communities.

At this time I'm asking for all you to get involve, investigate, and deny Metro Green Recycling plant expansion into our Stonecrest community.

--

Tony Wilson

First, I stand in opposition of the development of the Metro Green Three recycling facility being constructed in the area of Snapfinger Woods Drive and Miller Road. This business is located in very close proximity to neighborhoods, medical offices, and schools.

Secondly, I question:

- If the City of Stonecrest does not have a Solid Waste Management Plan (SWMP), how can Mayor Jason Lary approve this project?*
- Why wasn't this recycling project deferred or transferred to the DeKalb County Board of Commissioners who provides SWMP oversight for solid waste disposal for unincorporated DeKalb County and the City of Stonecrest?*
- How was Mayor Lary able to state in writing all requirements were met for the project to move forward when at least two letters from a Stonecrest city employee stated the opposite?*
- My subdivision, where I have been a homeowner for over 25 years, is directly across the street from this development. I never saw signage about this project. When and where was signage posted soliciting public comment about Metro Green?*

Thirdly, over the last two decades, the Atlanta metro area has witnessed several major conversions of industrial, manufacturing, and military sites. Here are a few examples:

- Fulton Cotton Mill Lofts (1998)*
- Atlantic Station (2005)*
- Ponce City Market (2014)*
- Atlanta BeltLine (2017)*
- Tyler Perry Studios (2019)*
- Westside Park at Bellwood Quarry (currently under development)*

Finally, why are Mayor Lary, Councilpersons, and Director Wheeler moving Stonecrest and South DeKalb in the opposite direction of these wonderful communities? Residents of South DeKalb also want a thriving and viable community where we live, work, and play without being surrounded by industrial sites.

I implore all of you to hear the voices of the residents from Stonecrest and South DeKalb. Stop Metro Green Three recycling center from coming to Stonecrest and South DeKalb.

--

Pyper Bunch

To the Stonecrest officials:

For the past few months, the community has been quite vocal about our displeasure with the businesses being dumped into South Dekalb by The Stonecrest mayor and officials. If a business needs an area rezoned to a Heavy Industrial category, Please be advised the community does NOT want it. We don't care if a site was previously a toxic site and it closed

down. That doesn't mean we want another one to take its place. For the record, the South Dekalb residents do NOT want the following businesses:

- Concrete recycling plants*
- Asphalt companies*
- Landfills; or*
- Any type of Heavy Industrial businesses.*

The South Dekalb community wants to BREATHE fresh air. We don't want Metro Green Recycling, or another concrete company, building in our residential areas. The Miller Road Metro Green site is surrounded by hundreds of HOMES. It is within walking distance of 2 schools. The South Dekalb community does not want the Maddox Rd, or Lithonia Industrial, areas to be rezoned as Heavy Industrial. Period. I doubt seriously if most people would have voted for Stonecrest if they knew the true intent behind the formation of this city. It appears that this city was started as a gateway to dump toxic businesses into a predominantly Black community. Listen to your constituents, and not the white businesses who are using you. Listen to the South Dekalb residents. We are all watching you. We are alerting the media to watch you. Don't allow environmental racism to destroy the residential communities of South Dekalb. We can't breathe if you do the will of business owners who don't care about South Dekalb. Black lives should matter to the Black elected officials of Stonecrest. Based on the current dumping of toxic businesses in our area, it doesn't appear that Black lives matter to you. DO THE RIGHT THING.

--

Malaika Wells

My name is Malaika Wells. I am a homeowner and resident of Stonecrest. These are my public comments regarding:

The July 13th council meeting. In said meeting, Mayor Lary called a resident's public comment an "idiot book" he was not going to listen to. This is not the first time I've witnessed such a response from the mayor to public comment. I find it unbecoming conduct for the office of mayor as it communicates disdain for public opinion. The mayor must lead in the area of encouraging civil, public discourse (to include public comments), and civic engagement among all city residents.

My name is Malaika Wells. I am a homeowner and resident of Stonecrest. These are my public comments regarding:

Case No. 20CV5052, a case against Councilperson Jazzmin Cobble in the Superior Court of DeKalb County.

I am not a lawyer; however, this lawsuit seems frivolous and I hope it is dismissed. Ms. Cobble should be represented according to the highest ethical standards. Will the City Attorney represent Ms. Cobble in this matter?

--

--

Michelle Carrington

As a concerned senior citizen, I would like to bring to your attention the excessive speeding that constantly occurs on Snapfinger Woods Dr specifically directly across from the PANOLA GARDENS SENIOR resident building.

It happens during the day and turns into drag strip at night!

This I'm sure is in part due to the lack there is NO lights or stop signs on that strip from Panola Rd to Emory Hillandale Hospital and back on either side despite the community's effort to ask for a traffic light in years!

Although I do not know which agency handled this but I did notice a recent installment this week of what appears to be a electronic traffic sign. I'm not sure if that 'may' click the speed of a vehicle.

We thank Rob Turner, Plez Joyner, Lorraine Cochran-Johnson, Patrece Keeter & many others who have helped so far.

We are grateful for this but would like to know...

My question is does this replace our long standing request for a much needed traffic light & if not, when will a traffic light requiring a full stop be installed so we can adequately address the continuously dangerous condition that will stop the free flow of high speed traffic before (God forbid) innocent lives are loss.

--

Debora Constable

Dear Stonecrest City Leaders:

My address is 2456 Kentwell Lane, Decatur 30035 in the Windsor Downs subdivision. My backyard faces Miller Rd. which is across the street from the site of Metro Green Recycling. I am concerned that this development will impact my health and property value. Our subdivision was never notified of the zoning change so we were not aware that this was going to happen. Our property values are finally rising to meet other areas in the county and I fear that this will set us back again. I have lived in my home for more than 20 years and have no desire to move anywhere else.

I respectfully request that this development be moved to another location and the area rezoned to residential.

Thank you for your consideration.

--

Faye Coffield

I have been a resident of what is now Stonecrest for over 25 years. From the beginning of conversations about creating the City of Stonecrest, I stated my opposition. I had observed

those pushing for the city and those who were behind the scenes pushing for a city. And what I concluded and publicly stated was the only purposes of a city was to:

- 1. Dilute Black voting power in DeKalb County.*
- 2. To allow developers to build developments which had been denied or would be denied by DeKalb County*
- 3. To serve as a dumping ground for negative things that were needed but not allowed or wanted in DeKalb, Fulton, Henry or Gwinnette County.*

The high end businesses, developers and retail development we were assured were "waiting for us to become a city so they could move here" never materialized. Instead what citizens of Stonecrest have found themselves in is a continued battle to prevent personal care and group homes, additional liquor stores and gas stations along with storage facilities. We are constantly bombarded with lovely photos of proposed development only to realize they do not match existing land or something completely different is built. We have also been involved for over a year in a battle to remove a sitting councilwoman because she missed two meetings which she stated she would not be attending in advance. In the 3 years since its formation, Stonecrest has seen little if any positive development. We still have the same 2 grocery stores - Publix and Food4Less. The majority of housing being developed in Stonecrest is the same Urban type that has been duped in the area. Almost every condo/townhouse project is the exact same. The apartment development is for low income or as they like to say market rate.

The Sports complex which caused many to vote for certain elected officials has never even turned a blade of grass at the site. In fact, despite their statements to the contrary they never owned the land or any buildings associated with it. The city has now purchased two abandoned buildings at a declining mall and wants a tax increase. What have you done as a city to warrant a tax increase other than buy buildings and make empty promises.

--

Damion Lewis

Hello, my name is Damien Lewis and I live in Mckenna Square Townhomes at Covington Hwy & Philips Rd...trying to see if me and my neighbors needed to come to any meeting today at 7p to let you know that we are AGAINST the building of the concrete recycling plant! We are abt half a mile across the street from the proposed site, but will be the first ones affected by the noise and pollution. Thx

--

Danielle Miliner

Support the Mayor:

*Council members,
you all should support our mayor for his vision and development of the city. He has managed us through this entire city development with zero taxes. Our roads are paved, jobs are being created and we're doing just fine. Let's support our mayor.*

--

Arlene Holmes

Hello,

My name is Arlene Holmes and I live in the Miller Woods subdivision.

It's really unfortunate that our government body seems it ok to allow Metro Green to build a construction waste plant literally in our backyard. Regardless of what the area is zoned for, there are several families that lives in this neighborhood that are affected by the decision to allow this.

I truly hope that the government body that was voted in by the families in the neighborhood make a stand against this plant as well as the asphalt plant that is trying to come into our neighborhood.

Thank you.

X. PUBLIC HEARING

- a. **RZ-20-002** (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

Planning and Zoning Director Chris Wheeler explain that the Ryan Teague the applicant is asking for a deferral, however since the Public Hearing was advertised the City must allow the Public Hearing to continue.

Motion 5- was made by Council member Rob Turner to open the public hearing for RZ-20-002 (6892 Maddox Road) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial) and was seconded by Mayor Jason Lary.

Council Member George Turner noted that he has not have time to read the materials due to them being sent out so late.

There was discussion about Public Hearings during the pandemic. Council Member Cobble and Council Member George Turner were concerned that Citizens have a chance to ask questions in real time.

Motion passed 6-0.

In favor of RZ-20-002:

Ryan Teague- Applicant- would appreciate a deferral of the decision in order to speak with the community first.

In opposition of RZ-20-002:

Read aloud by Deputy City Clerk, Sonya Isom:

--

Renee Cail

Dear Stonecrest Officials:

On behalf of Citizens for a Healthy and Safe Environment (CHASE) we are writing this letter to respectfully request that the Rezoning application for Baldwin Paving Company be denied. We are submitting this request for the following reasons:

1. They have did not properly notify the community of their plan to rezone the designated area,
2. The owner (s) have not presented an environmental impact study.
3. They are zoned M-1 which is the zoning approved by Stonecrest officials.
4. Baldwin Paving Company will be operating in an area (Quarry) that consistently emits dangerous volatile organic compounds, toxic chemicals, crushed concrete and other poisons polluting the air. These chemicals subject the residents to more respiratory illnesses.
5. Baldwin has had numerous violations reported to the EPD and we do not want to be subjected to the following:
 - A. Tanker trucks turning over spilling asphalt.
 - B. Hydraulic and diesel oil spills.
 - C. Heavy dust blowing from the asphalt plant.
 - D. Water contamination and air pollution.

Baldwin Paving Company should not be allowed to operate an asphalt plant in Stonecrest. We are tired of being victims of environmental racism.

Sincerely,

Renee Cail

President

Citizens for a Healthy and Safe EnvIRONMENT (CHASE)

--

Malaika Wells

My name is Malaika Wells. I am a homeowner and resident of Stonecrest. These are my public comments regarding:

RZ-20-002 (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

I DO NOT support rezoning of the aforementioned properties from light industrial to heavy industrial.

--

Angela J. Russell
City Council,

First of all let me state that I am against industrial businesses anywhere near residential areas because it's bad for your health, the environment and they do disturb the look of the neighborhood. When an area is rezoned from M1(bad) to M2(worse) you need to be concerned about your decision making as to it's location.

RZ-20-002: Baldwin's Paving Company, 6892 Maddox Rd. I visited this area and it is already heavily occupied by a mixture of light and heavy industrial businesses probably for many years. So, I really don't think it will make much difference to rezone this area to M2 with it being where a previous and similar company once was. I recommend this area stays zoned M1.

--

Tracy Hickman
Hello Ms. Megan Reid,

I am citizen of Stonecrest and wanted to express my opposition to re-zoning any area or property in of the City of Stonecrest from M1 to M2 zone. This is hazardous to our health and not supportive of our housing property value if these types of industries are allowed to occupy in our city.

Please note any member who are in favor of such industries shows their lack and care for the citizens of this county/city. I have been in more zoom meetings in all my 25+ years of being a resident of Dekalb county in the last month. I have never had to fight so hard for what is right other than racist opposition and systemic racism against black people as a whole. To even have this as a discussion tonight is a slap in the residence face! We allowed this city to be formed to bring better business and support to our community not kill us slowly. We must have chosen the wrong leadership if this is what we must worry about and not even been informed properly using weak loopholes to avoid getting the insight and to hear the voices of the residents. Its distasteful and disrespectful to say the least.

Again I will be in attendance tonight and is very disappointed in the leadership of the city of Stonecrest! Also please place on record Myself and the seven other voters in my home is in opposition of the rezoning of ANY property located in the city of Stonecrest and any parts of unincorporated Dekalb to a heavy industrial zone! NO M2 ZONES!!!

Citizen, and a Voter!

--

Motion 6- was made by Mayor Jason Lary to close the Public Hearing and a second was made by Council member Jimmy Clanton.

Motion passed 6-0.

- b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

Motion 7- was made by Council Member Jimmy Clanton open the public hearing for Item b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial) and was seconded by Council Member George Turner.

Planning and Zoning Director, Chris Wheeler, announced that the applicant would like to withdraw the application.

Motion passed 5-0-1 with Mayor Jason Lary absent for voting.

Chris Wheeler, Planning and Zoning Director, gave the staff's recommendation of denial, and the Planning Commissions' recommendation of approval.

In favor of RZ-20-003:

Hannah Caswell representative for Mr. Kennebrew would like to withdraw their application.

--

Public Comment read aloud by Deputy City Clerk, Sonya Isom

Hello, my name is Alexis Ross. I am writing this letter as a notice of support for the manufacturing of concrete at 404 Concrete.

I am a resident of the City of Stonecrest and am writing to ask that the Mayor and Board Members allow the manufacturing of concrete at 404 Concrete located just off of Covington Hwy.

The plant is a black owned business, currently staffed by over 30 black men. The owner, Ron Kennebrew grew up in the area and is more than invested in helping the city flourish. Just over 3 years ago, he purchased about 20 acres of land near Covington Hwy and Lithonia W Rd. As a military vet and 3rd generation construction worker, he felt compelled to invest in himself, his family, and the community to create jobs based on his trades and previous work experience.

Although the portion of the land that currently serves as a space to manufacture concrete is zoned for light industrial work under The City of Stonecrest ordinance, making it against code to manufacture concrete, the property's status as a light industrial zone did not prevent Mr. Kennebrew from this aspect of his business at the time of purchase.

My hope is that the community not confuse the environmental effects and intentions of 404 Concrete with that of Metro Greene. Currently, the land serves as a space for contractors to pick up and drop off dirt, trees, and mix concrete. I also encourage those concerned to visit the site and see that it is located at a dead end road far away from any residents.

Best Regards,

Alexis Ross

--

Hannah Caswell mentioned that the properties adjacent to this property are not residential. She also addresses the measures that are taken place into ensure environmental protection.

In opposition of RZ-20-003:

Read aloud by Deputy City Clerk, Sonya Isom:

--

Renee Cail

Dear Stonecrest Officials:

After many conversations with countless residents, environmentalists, activists, government officials it is not in the best interests of the people who live near

cement manufacturing/recycling plants to be subjected to their dangerous pollutants.

As stated previously we did not move here to be victims of an industrialized city. African Americans are prime targets for large corporations who have no regard for our health or our safety.

Cement dust is extremely unhealthy as these particles enter our lungs at a rapid pace. Incidentally, the dust travels and does not hover over the plant. There are many residences near 2547 West Lithonia Drive and it is disturbing that the application for rezoning does not mention the many residences, schools, churches and day care day care centers near the cement plant. Nor was the community adequately notified of this rezoning application.

Building new cities should include work and play areas, tourist areas, high quality housing, green space and natural resources for all to enjoy. We enjoy not having to travel to dine at restaurants that at great distances from our homes.

Please deny this application and build something that we can be proud of.

Sincerely,

Renee Cail

--

Malaika Wells

My name is Malaika Wells. I am a homeowner and resident of Stonecrest. These are my public comments regarding:

RZ-20-003 (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

I DO NOT support rezoning of the aforementioned properties from light industrial to heavy industrial

--

Angela Russell

City Council,

First of all let me state that I am against industrial businesses anywhere near residential areas because it's bad for your health, the environment and they do disturb the look of the neighborhood. When an area is rezoned from M1(bad) to M2(worse) you need to be concerned about your decision making as to it's location.

RZ-20-003: Kinnebrew Recycling Plant, 2547 Lithonia West Dr. First of all, if this company was operating without a permit it should have been fined. This area backs up to Hillandale Rd. where there is a hospital, multiple apartment complexes, homes, and a fire station. Once again very bad for the environment. On Lithonia Industrial Blvd, which is on the opposite side have light industry(M1) for which it was zoned. I recommend this area stays zoned M1.

--

Tracy Hickman

Hello Ms. Megan Reid,

I am citizen of Stonecrest and wanted to express my opposition to re-zoning any area or property in of the City of Stonecrest from M1 to M2 zone. This is hazardous to our health and not supportive of our housing property value if these types of industries are allowed to occupy in our city.

Please note any member who are in favor of such industries shows their lack and care for the citizens of this county/city. I have been in more zoom meetings in all my 25+ years of being a resident of Dekalb county in the last month. I have never had to fight so hard for what is right other than racist opposition and systemic racism against black people as a whole. To even have this as a discussion tonight is a slap in the residence face! We allowed this city to be formed to bring better business and support to our community not kill us slowly. We must have chosen the wrong leadership if this is what we must worry about and not even been informed properly using weak loopholes to avoid getting the insight and to hear the voices of the residents. Its distasteful and disrespectful to say the least.

Again I will be in attendance tonight and is very disappointed in the leadership of the city of Stonecrest! Also please place on record Myself and the seven other voters in my home is in opposition of the rezoning of ANY property located in the city of Stonecrest and any parts of unincorporated Dekalb to a heavy industrial zone! NO M2 ZONES!!!

Citizen, and a Voter!

--

Motion 8- was made by Council Member Rob Turner to close the public hearing for Item b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial) and was seconded by Council Member Tammy Grimes.

Motion passed 5-0-1 with Mayor Jason Lary absent for voting.

XI. OLD BUSINESS

- a. Set Date for **Stonecrest Transportation Master Plan** Public Hearing

Deputy City Manager Plez Joyner suggested the date of August 24, 2020 during the council meeting that begins at 7pm.

Motion 9- Council Member George Turner to set the date for Stonecrest Transportation Master Plan Public Hearing during the August 24, 2020 Council Meeting and was seconded by Council Member Jimmy Clanton.

Motion passed 5-0-1 with Mayor Jason Lary absent for voting.

- b. Set Date for **Mid-Year Budget Review**

Deputy City Manager Plez Joyner suggested the date of August 24, 2020 at 5:00pm during a special called meeting.

Motion 10- Council Member Jimmy Clanton to set the date for **Mid-Year Budget Review** on August 24, 2020 at 6:00pm at the work session and this to be the only item on that agenda and was seconded by Council Member Jazzmin Cobble.

Motion passed 5-0-1 with Mayor Jason Lary absent for voting.

- c. Update on Investigation of **Metro Green Recycling Center** Development

City Attorney Winston Denmark updated the Council. They have met with the Committee a couple of times. Would like to present the facts and have a legal conclusion and a legal opinion to the committee and would like to present this to the council as well.

XII. NEW BUSINESS

- a. **RZ-20-002** (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

Staff recommends deferral.

Motion 11- was made by Jimmy Clanton to defer the decision to September 14, 2020 (6892 Maddox Road) - rezone the property from M (Light Industrial) to M-2 (Heavy Industrial) and was seconded by Council Member Rob Turner.

Motion passed 5-0-1 with Mayor Jason Lary absent.

- b. **RZ-20-003** (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial)

Staff recommends approving withdrawal of application.

Motion 12- was made by Rob Turner to approving withdrawal of application RZ-20-003 (2547 Lithonia West Drive) rezone the property from M (Light Industrial) to M-2 (Heavy Industrial) and was seconded by Council Member Tammy Grimes.

Motion passed 5-0-1 with Mayor Jason Lary absent.

XIII. EXECUTIVE SESSION

Motion 13- was made by Council Member Tammy Grimes to suspend the regular meeting and go into executive session to discuss potential litigation and was seconded by Council Member Rob Turner.

Motion passed 5-0-1 with Mayor Jason Lary absent.

Motion 14- was made by Council Member Jimmy Clanton to adjourn the executive session and to go back into regular session and was seconded by Council Member George Turner.

Motion passed 6-0.

Motion 15- was made by Council Member Rob Turner to add 2 items for vote on the agenda
1. Cover Council Member Cobble's legal expenses pertaining to the current suit against Council Member Cobble and 2. To cover the Mayor and Council for any lawsuits and was seconded by Council Member George Turner.

Motion passed 6-0.

Motion 16- was made by Council Member Rob Turner to authorize city funds to cover the defense litigation for Council Member Cobb's legal defense during her lawsuit and was seconded by Council Member Tammy Grimes.

Motion passed 5-0-1 with Council Member Jazzmin Cobble recusing herself.

Motion 17- was made by Council Member Jimmy Clanton to cover the Mayor and Council for any future lawsuits and was seconded by Council Member Tammy Grimes.

Motion passed 6-0.

XIV. CITY MANAGER UPDATE

Get home safely and stay safe. One of our staff members has contracted Covid-19 and to please keep them in your prayers.

XV. CITY ATTORNEY

Will be drafting an indemnity order for Deputy City Manager and Council.

XVI. MAYOR AND COUNCIL UPDATES

Council Member Jimmy Clanton- None.

Council Member Rob Turner- August 8 at 10:00am- DeKalb Cultural Exchange Zoom Meeting to introduce the new DeKalb County Superintendent.

Council Member Jazzmin Cobble- Need help with pushing the CENSUS response and they will have a Complete Count 2020 Meeting this Thursday.

Council Member George Turner- Complete Census Count 2020 would like to continue doing the robo-calls and do phone calls. We all need to be counted.

Council Member Tammy Grimes- Please early vote at Stonecrest Library and continue completing the Census. Check with your pastor and church officials to see if you are able to comment regarding voting and census. Please be careful with the young teens who are selling water on the exit ramps. A special thank you to Mr. Nelson, Mr. Andrews, and Ms. Hunter for their effort in keeping Stonecrest clean. Will have a health care professional to come and speak via Stonecrest District 5. Arabia Stone Mountain will be collaborating with Kaiser Permanente for a special meeting.

Mayor Jason Lary- Addressed the Council and Citizens- for those that didn't want Stonecrest to become a city anyway, go away. For those of you who think the city was created to harm the citizens and ourselves are idiots. He is tired of the nonsense. He will keep fighting for Stonecrest to build a better Stonecrest. Roads are paved and Mall is coming up and much more development to come.

XVII. ADJOURNMENT

Motion 18- was made by Council Member Jimmy Clanton to adjourn and was seconded by Mayor Rob Turner.

Motion passed unanimously.

Read and adopted in the regular meeting of the City Council held on this ____ day
of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

August 10, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** All members present.
- III. **INVOCATION:** Invocation was led by Council Member Rob Turner.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA:**

Motion 1- was made by Council Member AJzzmin Cobble to add under New Business, Item C. Contract Management and was seconded by Council Member George Turner.

Motion passed 4-2 with Mayor Jason Lary and Council member Jimmy Clanton voting nay.

Mayor Jason Lary suggested to Change the item under Presentations to be: a. DeKalb County Police Chief Swearing In, b. Mayor's Community Development Award and c. Mayor's Mid- Year Update.

Motion 2 was made by Council Member Rob Turner to approve the agenda with above formentioned changes and was seconded by Council Member Tammy Grimes.

Motion passed 4-2 with Mayor Jason Lary and Council member Jimmy Clanton voting nay.

- VI. **MINUTES:**
 - a. **July 9, 2020 Special Called Minutes**

Motion 3- was made by Mayor Jason Lary to approve the minutes from July 9, 2020 Special Called Meeting and was seconded by Mayor Jason Lary.

Motion passed unanimously.

b. July 13, 2020 Public Hearing Meeting Minutes

c. July 13, 2020 City Council Meeting Minutes

d. July 27, 2020 City Council Meeting Minutes

Motion 4- was made by Mayor Jason Lary to table the minutes from July 13, 2020 Public Hearing, Minutes from July 13, 2020 Council Meeting and minutes from July 27, 2020 Council Meeting until August 24, 2020 and was seconded by Council Member Rob Turner.

Motion passed unanimously.

e. August 3, 2020 Special Called Meeting Minutes

Motion 5- was made by Mayor Jason Lary to approve the August 3, 2020 Special Called Meeting Minutes and was seconded by Council member Rob Turner.

Motion passed unanimously.

VII. PRESENTATIONS:

a. Mayor Lary swore in Chief Mirtha Ramos as Chief of Police for DeKalb County and Stoencrest.

b. Mayor's Community Development Award presented to Usman Gandhi of Hiram Properties in his effort to improve Stonecrest by developing a modern commercial site at Klondike road and Brownsmill Road (Klondike Corners.)

c. Mayor's Mid-Year Update

Staff gave a complete update on each department thus far in 2020.

VIII. APPOINTMENTS:

a. City Manager Appointment

Motion 6- was made by Mayor Jason Lary to suspend the regular meeting and to go into executive session for Personnel Matters and Pending Litigation and was seconded by Council Member Rob Turner.

Motion passed unanimously.

Motion 7- was made by Mayor Jason Lary to adjourn Executive Session and to resume Regular Session and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

Motion 8- was made by Mayor Jason Lary to delay the decision to vote on City Manager to another time and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

IX. PUBLIC COMMENTS

a. City Clerk Megan Reid read aloud the Public Comments.

--

Concerned Citizens of South DeKalb

Good afternoon,

The residents of South Dekalb are unified in our opposition to the building of a toxic concrete recycling plant being built in our residential area. Would any of you want to live next door to this carcinogen producing dump??? Of course, you wouldn't want it near YOUR house. Why would you think we want it near OURS? We are demanding that you all IMMEDIATELY place a Stop Work order on the Metro Green site on Miller Road. The TRO does absolutely nothing for us right now. Please put that "Stop Work Order" on at your 8/10/20 meeting. The citizens are tired of the stall tactics and special called meetings. The time is NOW. Please listen to your constituents. Isn't that who you are supposed to represent?

Thank you,

Concerned Citizens of South Dekalb

--

Monica Gilbert

August 10, 2020

Public Comment – Monica Gilbert

Good evening Mayor Lary and Council,

My name is Monica Gilbert and I have been a resident of South Dekalb County for over 36 years and have lived 32 of those years in now what we call the City of Stonecrest. I am not considered one of the founding fathers of Stonecrest nor a part of its inner circle, but I did, however, vote for it to become a city.

Stonecrest would not have become a city unless the citizens living in portions of Lithonia voted for it. Our affirmative YES votes were needed to fulfill your cityhood dream. Now that your dream has been fulfilled, we the citizens, have earned a seat at the table. We should be respectfully and attentively listened to.

I oppose toxic recycling businesses of any kind in our beloved Stonecrest/South Dekalb. It's a known fact that the air quality will be negatively and adversely affected by its byproduct. We don't need this in Stonecrest! What kind of an environment are we leaving for future generations? What kind of environment are we creating for us to live our last days? What about the noise, traffic, possible road repairs, etc....?

Many people of color suffer from numerous underlying medical conditions and the toxicity from a recycling company is not what we need in Stonecrest! We're dying from Covid 19 by the hundreds of thousands because of some form of toxicity!

I am 63 years young and do not consider myself an "ASS" or "IGNORNANT." What I am is a concerned citizen who wants the best for Stonecrest. Please know the way we talk to, and about people, our tone and mannerism says a lot about us.

A lot of people are watching Stonecrest, so let's put our best foot forward and respect the opinion of others. Let's work together for a better Stonecrest!

In closing, Mayor Lary, you recently mentioned John Lewis and C T Vivian were so very proud of cities ran by African Americans. What you say is true, but I think they would question why toxic plants, dollar stores and gas stations are now slated as the primary businesses for future economic growth for said cities.

*Respectively,
Monica Gilbert*

--

*Tracy Hickman and Family
Hello Megan and CM-Turner,*

I would like to ask the Mayor and the council to issue a stop work order on Metro Green if not already (please lock the gates). It is within your power as the Council to do so and it is in the best interest of the citizens of Stonecrest and the neighboring cities to stop the work being done daily at the Metro Green site off Snapfinger Woods Dr. The permit to work was issued although they were not compliant with Dekalb County. I do not care who is to blame EPD, Mayor Lary, Dekalb County, Zoning, etc. We want to fix the blame and correct the issue and get them out of our neighborhood. Therefore we are asking that not only you place the stop work quickly, we are asking that the stop work order remain in place and will not be lifted until the Dekalb County court has issued a hearing date and ruling.

I do appreciate (I think) the filing of the TRO, we do not know how long this will take, hence the request to stop them from working. And we are not sure of the details for this filing but understand all legal strategies cannot be discussed publicly. Therefore we are hoping that we can trust that this proceedings and filing are in our best interest.

We are watching this meeting tonight and outside doing a car rally! We will continue to fight to stop this plant from coming into our city! We hope you understand we only want what is right for us and we hope you all feel the same.

Tracy Hickman and Family,
Stonecrest Citizens

--

Faye Coffield

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

First let me acknowledge the movement of Home Depot into the Lithonia Industrial Boulevard corridor. I would like to thank Home Depot for selecting an area which was already zoned for their intended use and will have no negative impact on the homeowners and residents of Stonecrest. Hopefully more companies will follow their example and move into one of the already zoned commercial areas which do not impact residents.

My first concern is when will city hall reopen to the public. Our children are returning to school, in person and virtually. If it is safe enough for a retrn to school, why can't city hall open for public meetings?

With regard to Home Depot I would like to know the following:

- 1. Where they given a tax credit or tax waiver? If so how much and for how long?*
- 2. Will there be a specific number of Home Depot jobs set aside for Stonecrest residents?*
- 3. Why is there no STOP WORK order in the Metro Green matter? I understand there is a request for a Temporary Restraining Order. However why is there no STOP WORK ORDER until the Temporary Restraining Order can be decided?*
- 4. After the fiasco with Metro Green, is there an effort to evaluate all properties in Stonecrest to determine if there are conflicts between existing zoning. i.e. are some parcels zoned for development which is inconsistent with the current zoning? By that I mean are there other properties which were rezone residential from commercial but still have adjoining properties that are commerical.*

Stonecrest has the ability to become one, if not the best small city in the State of Georgia.

Faye Coffield

--

"...Power Concedes Nothing without Demand....

Frederick Douglas

*Courage is standing up against injustice
even when everyone else remains seated.*

Faye

X. PUBLIC HEARING

None.

XI. OLD BUSINESS

None.

XII. NEW BUSINESS

a. **Stonecrest 2020 Paving Project - Phase 2 Approval**

There was much discussion regarding the parameters of the Purchasing Policy and there needs to be clarification to make sure this is not in violation of the Purchasing Policy.

Motion 9- was made by Mayor Jason Lary to defer the decision until August 24, 2020 and was seconded by Council member Tammy Grimes.

Motion passed unanimously.

b. **COVID-19 CARES Act IGA Approval**

Motion 10- was made by Mayor Jason Lary to approve the COVID-19 CARES Act IGA as read and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

c. **Contract Management**

Mayor Jason Lary heard the requests from City Council Members pertaining to having documents regarding most recent Contract. Mayor Jason Lary said he would have the documents on August 17, 2020.

XIII. EXECUTIVE SESSION

None.

XIV. CITY MANAGER UPDATE

Happy Birthday Council Member Tammy Grimes.

XV. CITY ATTORNEY

None.

XVI. MAYOR AND COUNCIL UPDATES

Council Member Jimmy Clanton- None.

Council Member Rob Turner- Be safe and wear a mask.

Council Member Jazzmin Cobble- Happy Birthday to Council member Tammy Grimes and a special Happy Birthday to Mason (Council Member Jazzmin Cobble's Son.)

Council Member George Turner- Census 2020 deadline is set for September 30, 2020. Complete Count Census Meeting is set for August 12, 2020 at 6pm.

Council Member Tammy Grimes- None

Mayor Jason Lary- None

XVII. ADJOURNMENT

Mayor Jason Lary adjourned the meeting at 11:41pm

Read and adopted in the regular meeting of the City Council held on this _____ day of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk

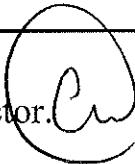


CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Rezoning Applications
RZ-20-001**

ORDINANCE **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 5/20/20 **Work Section:** **Council Meeting: 5/26/2020**

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director. 

PURPOSE: The applicant is requesting to rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

HISTORY: This item was heard at the March 10th Planning Commission Meeting. The applicant requested to change the subject property zoning from MR-1 to MR-2 for the development of workforce housing. The Planning Commission recommend approval of land use petition.

OPTIONS: Approve or Deny; Defer

RECOMMENDATED ACTION:
Planning Commission recommended approval RZ-20-001 at the March 10th meeting.

ATTACHMENTS:
1 5/20/2020 Staff Report
2 5/20/2020 Rezoning Application

3 05/20/2020 Power Point Presentation



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Planning Commission March 10th, 2020 / Mayor and City Council Meeting March 23rd, 2020

GENERAL INFORMATION

Petition Number: RZ-20-001

Applicant: Blue Ridge Atlantic Development

Owner: James Mac Sams & Joslin Sams

Project Location: 6086 & 6100 Hillandale Drive

District: District 2

Acreage: 5.63

Existing Zoning: MR-1 (Med Density Residential)

Proposed Zoning: MR-2 (Med Density Residential)

**Comprehensive Plan Community:
Area Designation** Office Professional

Proposed Development/Request: The applicant is requesting to rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

Staff Recommendations: *Approval with Conditions*

Planning Commission: **Approval with Conditions**



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Aerial Map



ZONING CASE: RZ-20-001

ADDRESS: **6086 & 6100 Hillendale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**



Subject Property

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Zoning Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, User Contributed

ZONING CASE: RZ-20-001

ADDRESS: **6086 & 6100 Hillandale Road**
CURRENT ZONING: **MR-1 (Med Density Residential)**
FUTURE LAND USE: **Office Professional**



Subject Property

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

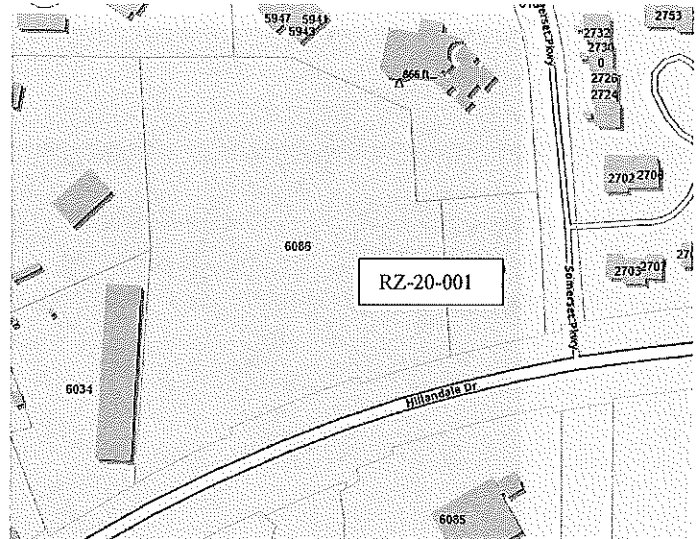
RZ-20-001

PROJECT OVERVIEW

Location

The subject properties are located at 6086 & 6100 Hillandale Drive. The property is approximately 564 feet northwest of Hillandale and Farington intersection.

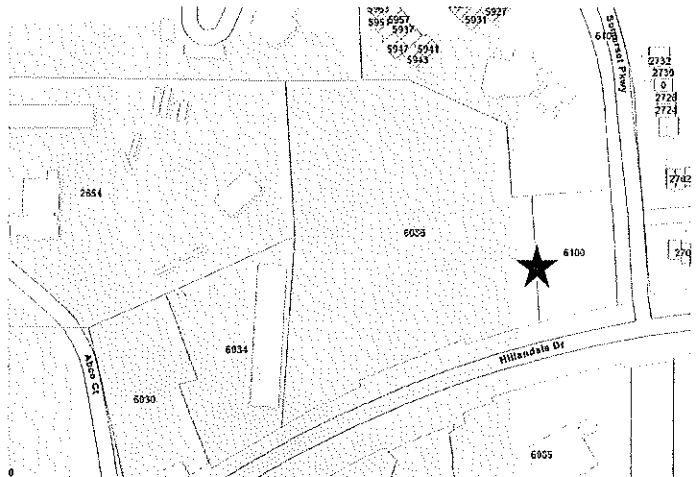
The property is bounded by Hillandale Drive to south, by Somerset Condominium and Bella Vista Apartment to the north and west and an undeveloped parcel to the east.



Background

Currently, the property has kept its original zoning classification of MR-1 under Stonecrest Zoning Ordinance per Dekalb County Zoning case Z-86017.

The properties are currently undeveloped lots. The topography of the property is characterized as being even throughout. The properties also have a mixture of hardwoods and mature pines as well.



Rezoning Request

The applicant is requesting to rezone the 5.63 acres of the subject properties from MR-1 (Medium Residential Density) District to MR-2 (Medium Residential Density) District and future land use character from Office Professional to Urban Neighborhood for the development of 120 units of work force housing. The proposed project would have a density of 24 units per acre and the building will be a maximum of 3 stories.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Proposed Elevations



<p>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 25 CHURCH STREET, SUITE 201 DECATUR, GEORGIA 30030 404-375-580 RESERVE AT HILLDALE STONECREST, GA</p>

Public Participation

Property owners within 500 feet of subject property were mailed notices of the proposed rezoning in January. The community meeting was held on February 20th, 2020, at 6:30 pm at Stonecrest City Hall chambers, Stonecrest Georgia 30038. Several residents show up at the community meeting regarding the rezoning application.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STANDARDS OF REZONING REVIEW

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by medium density housing. * Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed land use change would permit a use that would be suitable in view and development of the nearby properties as majority of the property surrounding the property are multi-family developments. The applicant proposed use would be suitable.

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed land use change will not adversely affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommend zoning classification for the proposed land use and would be similar to the property and properties.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The amendment is consistent with the written polices in the Stonecrest comprehensive plan. The surrounding properties have the same FLU designation as the proposed change which allow the property to be more consistent with the Stonecrest Comp Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There is no potential impact on property or properties in ad adjoining governmental jurisdiction in case of the proposed changes near county or municipal boundary lines.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are existing conditions affecting the use and development of the affected land area which supports the approval of the land use change. The current zoning of the property (MR-1) is a not a permitted zoning classification in Office Professional, therefore changing the FLU character would make the property consistent with the Stonecrest Comp Plan.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STANDARDS OF REZONING REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by low to medium density housing. * Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed change in zoning would permit a use that would be suitable in view and development of the nearby properties. The medium residential medium density district is intended development for the Urban Neighbor Hood Character area. The proposed density would be like other developments in the area.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Urban Neighborhood character area of the Stonecrest Comprehensive Plan. The character area intends to limit small scale goods and Townhomes; Multi-family developments. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property is currently zoned MR-1, which permits the development of attached single-family homes and multifamily homes at density of 8 units per acre. The property does have reasonable economic use as currently zoned.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the suggested zoning for the residential development would not adversely affect the existing use of the property as the applicant is essentially asking for the same zoning classification.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification. The applicant is asking for increase in density which would still be consistent with the area.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The zoning proposal will not adversely impact the environment or surrounding natural resources.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of RZ-20-001, **subject to the following conditions:**

1. The site shall be developed in general conformance with the site plan received by the city on January 7th, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7th, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.

PLANNING RECOMMENDATION

On March 10th, 2020 the Planning Commission recommend **approval of RZ-20-001** with the following conditions;

1. The site shall be developed in general conformance with the site plan received by the city on January 7th, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7th, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.

RZ-20-0001

Received

JAN 07 2020

City of Stonecrest, Georgia
Planning & Zoning Department



Rezoning Application

Owner Information
Property Information
Questionnaire

Owner's Name: JAMES MAC SAMS & JOSLIN SAMS			
Owner's Address: 6086 HILLANDALE DR, STONECREST, GA 30058			
Phone:	Fax:	Email:	
Property Address: 6086 HILLANDALE DR, STONECREST, GA 30058			Parcel Size: 0.73 - COMBINED FOR 5.63
Parcel ID: 16 088 01 009			
Current Zoning Classification: MR-1			
Requested Zoning Classification: MR-2			
Name: BLUE RIDGE ATLANTIC DEVELOPMENT			
Address: 2018 EASTWOOD RD, WILMINGTON, NC 28403			
Phone: 910-338-3349		Fax: CHRIS.E@BLUERIDGEATLANTIC.COM	
Cell:		Email:	
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input type="checkbox"/> No			
1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? YES - the property is located in a area surrounded by multi-family and commercial.			
2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? NO			
3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO			
4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? NO			
5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? NO			
6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? NO			

Attending March 3, 2020 Planning Com. meeting



Site Plan Checklist

(All items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. *(A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)*



Rezoning Application

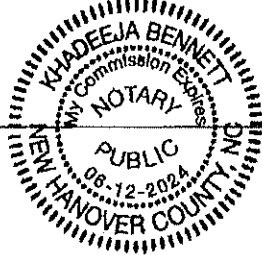
Owner Information	Owner's Name: FRANK KAMOR		
	Owner's Address: 6100 HILLANDALE DR, STONECREST, GA 30058		
	Phone:	Fax:	Email:
	Property Address: 6100 HILLANDALE DR, STONECREST, GA 30058		Parcel Size: 4.9 COMBINED FOR 5.63
	Parcel ID: 16 088 01 007		
	Current Zoning Classification: MR-1		
	Requested Zoning Classification: MR-2 WITH DENSITY BONUS OF 24 UNITS PER ACRE		
	Name: BLUE RIDGE ATLANTIC DEVELOPMENT		
	Address: 2018 EASTWOOD RD, WILMINGTON, NC 28403		
	Phone: 910-338-3349		Fax:
Cell:		Email: CHRIS.E@BLUERIDGEATLANTIC.COM	
Property Information	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? <p style="text-align: center;">YES</p>		
	2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? <p style="text-align: center;">NO</p>		
	3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? <p style="text-align: center;">NO</p>		
	4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? <p style="text-align: center;">NO</p>		
	5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? <p style="text-align: center;">NO</p>		
	6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? <p style="text-align: center;">NO</p>		
Questionnaire			



Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Form with fields for Applicant/Petitioner and Attorney/Agent, including signature, address, phone, date, and notary public information.





Letter of Intent





Letter of Intent

6086-6100 Hillandale Dr, Stonecrest, GA 30058

Blue Ridge Atlantic Development intends to utilize a range of funding sources, including private activity bonds, to develop 120 units of workforce housing located at 6100 and 6086 Hillandale Dr. in Stonecrest, GA. This project will come to be known as the "Reserve at Hillandale".

Currently the site(s) are zoned MR-1 which allows for a density of up to 12 units per acres with the density bonus. The applicant is A rezoning to MR-2 with a density bonus of 24 units per acre to allow for 120 units of workforce housing on 5.63 acres (which is approximately 21.4 units per acre). This assumes the combination of two parcels (16 088 01 009 consisting of .73 acres and 16 088 01 007 consisting of 4.9 acres). This density is also common with the surrounding area given the multi-family nature of the surrounding uses. The site is currently undeveloped and is adjacent to a vacant warehouse building on Hillandale Drive as well as Somerset Condos. As part of the density bonus the City of Stonecrest code allows for 4 stories or 60 feet (whichever is less) This will be more than enough as our buildings are only 3 stories.

Further the applicant is also requesting one entrance to be allow for this property. The DeKalb County Fire Marshall permits developments of this size to be adequately served by one driveway. This only comes into question when project sizes are in excess of 200-units. It should also be noted our site plan is a divided driveway which provides greater width with a quasi-two entrance feel.

The building's exteriors will feature a modern design augmenting brick or stone facades with hardi-plank siding to provide for enhanced architectural appeal. The community will also achieve Earthcraft Multifamily certification which will utilize the latest in energy efficient materials and green building practices. The residents will enjoy a number of amenities including but not limited to: fitness center, business center, pool, dog park area, playground area, resident gathering area, conference room for resident use, and an outdoor grilling facility.

Blue Ridge Atlantic Development is also working to partner with a community service provider that will provide certain education services to the residents and their families (example: ready schools, adult home buyer classes, financial independence training, etc.). Another feature we are working to incorporate is a community gardening area. The unit mix includes 40 one bedroom, 60 two bedroom, and 20 three bedroom units (with one additional two bedroom employee unit).. All of the units will be reserved at the 60% of AMI level.



Blue Ridge Atlantic is a long-term owner and will own this project for at least 15-years. Martin Riley Associates (MRA), a Decatur based architecture firm, is the project architect. MRA is a decorated architecture firm with decades of experience in this housing niche. The firm has also received several awards over the years for innovative senior and workforce housing. With the input of the City of Stonecrest, MRA will design the project in a manner that will be an asset to the community and sustainable for the long-term ownership of Blue Ridge Atlantic



Public Participation Plan





Public Participation Plan

6086 & 6100 Hillandale Dr, Stonecrest, GA

Applicant: Blue Ridge Atlantic Development

Proposed: "Reserve at Hillandale" Workforce Housing

Part 1

Using the Dekalb County Tax Commissioners records Blue Ridge Atlantic conducted a search for property owners within 500-feet of the subject property. Further the applicant compiled and submitted to the City of Stonecrest as part of this application the Names, Street Addresses, and tax parcel identification information resulting from the search.

At the direction of the City for location and date, the applicant will schedule and hold a public information meeting in which case all the aforementioned property owners will received a copy of the attached letter.

Part 2

The applicant will also deliver to the City a report including a sign-in sheet, summary of concerns expressed by the community, and the applicant's responses to such concerns.



BLUE RIDGE ATLANTIC
community ↔ development

(Date)

Name

Address

City, State Zip

Dear Property Owner:

Blue Ridge Atlantic has filed with the City of Stonecrest a Rezone Application for the vacant 4.9 and 0.73 acre sites at 6086 Hillandale Drive and 6100 Hillandale Drive. The petitioner is asking the City of Stonecrest to approve the plan to construct workforce housing.

Subject to the approval of the City of Stonecrest and all financing, Blue Ridge Atlantic plans to construct 120 units of energy efficient, gated, and safe workforce housing. The community would feature a large community facility, playground, business center, dog park, fitness center, and a hopeful partnership with a community-based organization which would offer additional resident services.

Blue Ridge Atlantic is a vertically integrated real estate development firm that specializes in new construction, acquisition/substantial rehabilitation, master planning, asset management, and construction throughout the southeast. Focusing on housing for families, America's workforce, and seniors, we believe in offering class A properties and amenities at rates that afford our residents the opportunity to focus on building better lives. At Blue Ridge Atlantic we leverage community relationships to offer resident services that make our developments synonymous with the community.

We would be pleased to answer any questions at the Public Participation Meeting to take place at XXXXXXXXXXXXXXXXXXXX or any additional questions sent by USPS or email.

Sincerely,

Chris Eisenzimmer



Property Owners within 500-Feet of:
6086-6100 Hillandale Drive, Stonecrest, GA 30058



Property Owners within 500-Feet of:
6086-6100 Hillandale Drive, Stonecrest, GA 30058

OWNERS WITHIN 500 FEET OF 6089 HILLANDALE DR					
PARCEL ID	OWNER	ADDRESS	CITY	STATE	ZIP
16 088 04 112	Somerset Condominium Assoc Inc	2750 Somerset Pkwy	Lithonia	GA	30058
16 088 01 003	Bella Vista LP	100 Camellia Ln	Lithonia	GA	30058
16 088 01 001	Manor DeKalb Medical I LP	265 DeKalb Medical Pkwy	Lithonia	GA	30058
16 088 01 002	Shah Ali Investment	6030 Hillandale Dr	Lithonia	GA	30058
16 088 01 075	GAHC4 Lithonia GA Mob LLC	6000 Hillandale Dr	Lithonia	GA	30058
16 088 02 002	AR Barksdale In	6039 Hillandale Dr	Lithonia	GA	30058
16 0880 02 008	Hillandale Dialysis LLC	6085 Hillandale Dr	Lithonia	GA	30058
16 088 02 009	Hillandale Center LLC	6033 Hillandale Dr	Lithonia	GA	30058
16 088 02 001	Selman Family Rev Living Trust	5999 Hillandale Dr	Lithonia	GA	30058
16 088 02 005	Selman Family Rev Living Trust	6029 Hillandale Dr	Lithonia	GA	30058
16 088 02 006	Selman Family Rev Trust	5991 Hillandale Dr	Lithonia	GA	30058





Comprehensive Plan Land Use Map Amendments



Comprehensive Plan Land Use Map Amendments

- A. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.
- B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.
- C. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study. There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: Miller Grove High School is just around the corner which will serve the children of the intended community. However it should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to healthy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major



BLUE RIDGE ATLANTIC
community ↔ development

employment center. Lastly we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.

- D. Whether the amendment is consistent with the written policies in the comprehensive plan text; Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would compliment this recently approved Plan .
- E. Whether there are environmental impacts or consequences resulting from the proposed change;
As evidenced by the Environmental Site analysis, approval of this rezone will not result in adverse environmental impact.
- F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
There are no impacts on properties in an adjoining governmental jurisdiction as this property is not located near the city boarder.
- G. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.
- H. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

Zoning Map Amendments

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would complement this recently approved Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Due to the extreme costs associated with acquiring land in today's economy, the current zoning density will not financially allow for enough density on the site to allow for the intended use under MR-1. Therefore, the Subject Property has no economic use under the current zoning restrictions of MR-1.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.
- E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of



Zoning Map Amendments



BLUE RIDGE ATLANTIC
community ↔ development

Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

- G. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study.
There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: It should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. (refer to school capacity letter) Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to healthy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major employment center. Lastly, we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.



Environmental Site Analysis



2018 Eastwood Rd, Wilmington, NC 28403



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

December 6, 2019

City of Stonecrest
Community Development Dept.
3120 Stonecrest Blvd.
Stonecrest, GA 30038

RE: **Rezoning – Environmental Site Analysis Letter.
Reserve at Hillandale – 6086 Hillandale Drive
Stonecrest, Georgia**

To Whom It May Concern,

I. CONFORMANCE TO COMPREHENSIVE PLAN

- a) The subject property (2 parcels), located on the north side of Hillandale Drive, is currently vacant and wooded lot with an area of 5.6066 acres and slopes from back to front with a low point near the road. The property is vegetated with many trees and underbrush typical of a vacant undeveloped lot.
- b) The property is bordered to the west by M zoned (Industrial) tracts of land. These properties are developed. The property is bordered to the north and east by MR-I and is developed with Apartments.
- c) The City of Stonecrest Comprehensive Plan 2038 identifies the vicinity in which the property land use is "Office Professional" however adjacent to "Urban Neighborhood". Proposed on the subject property is 120 Apartment Units for Workforce Housing. This land use also compliments the mixed-use nature of the surrounding area.
- d) Portion of the 2038 Comprehensive Future Land Use Plan Map is included with this letter.
- e) The proposed SLUP and property development complements the surrounding area of current land uses. While Apartment Workforce Housing use is not recommended in Office Professional, the property is in close proximity and adjacent to "Urban Neighborhood" future land use, which allows Apartments.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a) Wetlands
 - U.S. Fish and Wildlife Service, National Wetlands Inventory
(<http://wetlands.fws.gov/downloads.htm>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Response: There are no visible signs of wetlands on the property.

b) Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)

Response: There is no floodplain on this property.

c) Streams/stream buffers

- Field observation and verification

Response: There are no streams on this property.

d) Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Response: There are no slopes of 25% or greater on this property.

Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Response: There are many trees of varying size scattered throughout the site. A field run survey will be performed to determine exact location and size of larger trees. As well as an Arborist Report performed to determine the condition of the larger specimen size trees.

e) Wildlife Species (including fish)

- United State Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

Response: There are the standard varieties of wildlife expected on a wooded undeveloped lot that is vacant including but not limited to: squirrels, chipmunks, rodents, native small song birds, and snakes.

f) Archeological/Historical Sites

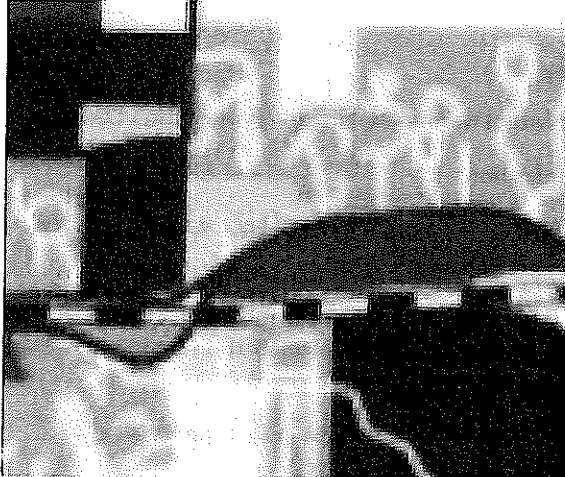
- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field Observation and verification

Response: None exist based on Field Observation and per the Georgia Natural Archeological and Historic Resources GIS.

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a) Protection of environmentally sensitive areas, i.e, floodplain slopes exceeding 25 percent, river corridors. **Response:** None exist to protect.
- b) Protection of water quality. **Response:** Water Quality measures will be implemented and adhered to the Georgia Stormwater Management Manual.
- c) Minimization of negative impacts on existing infrastructure. **Response:** All existing structures will be removed and replaced with proposed larger structures and paved areas.
- d) Minimization of archeological/historically significant areas. **Response:** None exist based on observation.
- e) Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. **Response:** None exist on this property.
- f) Creation and preservation of green space and open space. **Response:** It is intended to preserve as much of the property to natural settings and proposed green space/landscaping. This will be accomplished via thoughtful site design and grading.
- g) Protection of citizens from the negative impacts of noise and lighting. **Response:** It is the owner's intention to adhere to the City of Stonecrest Noise and Lighting ordinances for this project.
- h) Protection of parks and recreational green space. **Response:** none exist on this property.
- i) Minimization of impacts to wildlife habitats. **Response:** Impacts to existing wildlife are expected with this development and will try to be kept to a minimum.

m:\2019 jobs\19-4355 stonecrest-workforce-apts\environmental site analysis (esa).docx



COMPREHENSIVE FUTURE LAND USE MAP - 2035

- Conservation/Openspace
- Rural Residential
- Urban Neighborhood
- Suburban
- Institutional
- Office Professional
- Neighborhood Center
- City Center
- Regional Center
- Light Industrial
- Heavy Industrial



Site Plan / Rendering



2018 Eastwood Rd, Wilmington, NC 28403



Trip Generation Report



2018 Eastwood Rd, Wilmington, NC 28403



3740 Davinci Court, Suite 100
 Peachtree Corners, Georgia 30092
 o | 770.368.1399
 f | 770.368.1944
 w | www.fg-inc.net

Trip Generation Memo - October 30, 2019:

To: Chris Eisenzimmer, CPA
 Blue Ridge Atlantic
 2018 Eastwood Rd
 Wilmington, NC 28403

Re: 6086 Hillendale Drive Apartments Trip Generation – Stonecrest, GA

A development consisting of a Multifamily Housing (Low-Rise Apartment) with 120 units is proposed along the north side of Hillendale Drive east of the intersection at DeKalb Medical Pkwy. The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 10th Ed, 2017. Table 1 summarizes the trip generation for the proposed development.

Table 1: Trip Generation

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		
		Total	Inbound	Outbound						
Multifamily Housing (Low-Rise)	120 D.U.				220	Dwelling Unit				
	Daily	866	433	433					$T=7.56[X] - 40.86$	50% / 50%
	AM Peak Hour	57	13	44					$\ln(I) = 0.95 \ln(X) - 0.51$	23% / 77%
PM Road Peak	69	43	26		$\ln(O) = 0.89 \ln(X) - 0.02$	63% / 37%				
NET NEW EXTERNAL VEHICULAR TRIPS										
	Daily	866	433	433						
	AM Peak Hour	57	13	44						
	PM Peak Hour	69	43	26						

Note:
¹ Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 866 new daily trips (433 inbound and 433 outbound) with the PM peak being the highest with the 69 new trips (43 inbound and 26 outbound). There are 57 new trips anticipated in the AM peak (13 inbound and 44 outbound).

Please contact me at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, LLC

Stevie Berryman, PE
 Project Manager



Legal Description



2018 Eastwood Rd, Wilmington, NC 28403

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point marked by an iron pin located on the northwest corner of Land Lot 88 of the 16th District, DeKalb County, Georgia; proceed thence southerly along the west line of said Land Lot 88 a distance of 1,456.4 feet to a point marked by an iron pin; proceed thence south 89 degrees 19 minutes 42 seconds east, a distance of 707.0 feet to a point marked by an iron pin, which point is THE POINT OF BEGINNING; running thence South 89° 19' 42" East 226.97 feet to an iron pin placed; running thence South 65° 02' East 189.9 feet to an iron pin placed; running thence South 4° 04' East 133.63 feet to a nail set; running thence North 85° 56" East 35.0 feet to a nail set; running thence South 4° 04' East 232.0 feet to an iron pin placed on the northwesterly side of the 50 foot right of way of Hillandale Drive; running thence South 73° 33' West along said 50 foot right of way 138.05 feet to an iron pin placed; running thence North 18° 28' 07" West 10 feet to an iron pin placed; (the immediately preceding call of 10 feet and the next two (2) following calls continue on the right of way of Hillandale Drive and increase the width of the right of way of Hillandale Drive from 50 feet to 60 feet only for a distance of 206.3 feet); running thence south 68° 31' 53" West along the 60 foot right of way of Hillandale Drive 206.3 feet to an iron pin placed; running thence South 26° 53' 29" East 9.89 feet thereby reducing the right of way of Hillandale Drive from 60 feet to 50 feet; running thence South 63° 34' 49" West along said 50 foot right of way 105.11 feet to an iron pin placed; continuing thence South 61° 30' 55" West along said 50 foot right of way 51.2 feet to an iron pin found; running thence North 3° 40' East along the line of property now or formerly owned by Atlanta Fence Co., 347.30 feet to an iron pin found; running thence North 4° 02' 54" West 284.16 feet to an iron pin found at the POINT OF BEGINNING; and being 4.865 acres according to Plat of survey by Harkleroad and Associates, Inc., Registered Land Surveyor for C. Errell Steele, Jr., dated March 28, 1986.

Exhibit "A"

Property Description

All that tract of land in Land Lot 88 of the 16th District, DeKalb County, Georgia, described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin at the northwest corner of Land Lot 88 and run South 0 degrees 38 minutes 37 seconds West along the west line of Land Lot 88, 1,456.4 feet to an iron pin; thence South 89 degrees 21 minutes 39 seconds East 934.65 feet to an iron pin; thence South 65 degrees 2 minutes East 189.9 feet to an iron pin; thence South 4 degrees 04 minutes East 133.63 feet to an iron pin; then North 85 degrees 56 minutes East 35 feet to an iron pin at the TRUE POINT OF BEGINNING of the property herein described and, from said point of beginning, running thence North 85 degrees 56 minutes East 145 feet to an iron pin; thence South 4 degrees 04 minutes East 211 feet to the north side of Hillandale Drive (50 feet from center line); thence West along the north side of Hillandale Drive, 146.5 feet to an iron pin; thence North 4 degrees 04 minutes West 232 feet to the point of beginning.



Survey



2018 Eastwood Rd, Wilmington, NC 28403



**Property Owner(s)
Notarized Certification**

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (if Applicable)	Signature: <i>Kathleen Parns Jordan</i>	Date: <i>12-12-19</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 808-2633</i>		
	Sworn to and subscribed before me this <i>12</i> day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>Marisa Speer Jantzen</i>	Date: <i>12-13-2019</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 265-2301</i>		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>James Mac Jones</i>	Date: <i>12/16/19</i>	
	Address: <i>6100 Hillendale Dr</i>	City, State: <i>Stonecrest, GA</i>	Zip: <i>30058</i>
	Phone: _____		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: _____			



Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

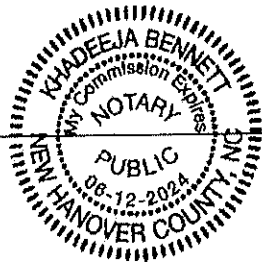
Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: <u>[Signature]</u>	Date: <u>12/12/19</u>	
	Address: <u>2018 Eastwood Rd.</u>	City, State: <u>Wilmington, NC</u>	Zip: <u>28403</u>
	Phone: <u>252-515-7331</u>		
Sworn to and subscribed before me this <u>12th</u> day of <u>December</u> , 20 <u>19</u>			
Notary Public: <u>Khadeeja Bennett</u>			
Attorney / Agent	Signature: <u>Khadeeja Bennett</u>	Date: <u>12/12/2019</u>	
	Address: <u>1120 Military Ct</u>	City, State: <u>Wilmington, NC</u>	Zip: <u>28405</u>
	Phone: <u>910-509-3351</u>		
Sworn to and subscribed before me this <u>12th</u> day of <u>December</u> , 20 <u>19</u>			
Notary Public:			





Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Blue Ridge Atlantic Development Chris Eisenzimmer</u>		
	Applicant's Signature: <u>[Signature]</u>	Date: <u>1/24/2020</u>	
	Sworn to and subscribed before me this <u>24</u> Day of <u>JANUARY</u> 20 <u>20</u>		
	Notary Public: <u>CHRISTOPHER TREY WEBB</u>		
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>5/28/2024</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:


*One sign is required per street frontage and/or every 500 feet of street frontage



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Signature: 
	Address: 2018 Eastwood Rd, Wilmington, NC 28403
	Date: 11/24/2019

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Thresholds for Additional Studies, Reports & Forms

The Department of Community Affairs has formulated development thresholds as listed on the next page. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Stonecrest. After the ARC/GRTA findings are completed, the rezoning/use permit request will be placed on the next available appropriate agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details, contact the ARC at <http://www.dca.ga.gov/DR/> and GRTA at <http://www.grta.org/dri/> or at 404-463-3000.

Development of Regional Impact – Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 square feet
Commercial	Greater than 300,000 square feet
Wholesale & Distribution	Greater than 500,000 square feet
Hospitals and Health Care	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotel	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1,800 sq. ft. per unit toward the total gross sq. ft.); or covering more
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25% of capacity
Waste Handling Facilities	New facility or expansion of use of existing facility by 50% or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by 50%
Wastewater Treatment Facilities	New facility or expansion of existing facility by 50%
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
Any other development types not identified above (includes parking facilities)	1,000 parking spaces

Environmental Impact Report

Projects having any appreciable impact on the environment --either on site or in the region-- as a result of this proposed action may be required to submit an Environmental Impact Report detailing the impact as a result of the proposed project, and the attenuation measures (Erosion/Sediment Control Plan, water quality devices, noise & lighting barricades, etc.) proposed.



Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Blue Ridge Atlantic Development Chris Eisenzimmer</u>		
	Applicant's Signature: <u>[Signature]</u>	Date: <u>1/24/2020</u>	
	Sworn to and subscribed before me this <u>24</u> Day of <u>JANUARY</u> 20 <u>20</u>		
	Notary Public: <u>CHRISTOPHER TREY WEBB</u>		
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>5/28/2024</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

*One sign is required per street frontage and/or every 500 feet of street frontage



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (if Applicable)	Signature: <u>[Signature]</u>	Date: <u>12-11-19</u>	
	Address: 6086 Hillandale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <u>404-634-9760</u>		
	Sworn to and subscribed before me this <u>11th</u> day of <u>November</u> , 20 <u>19</u>		
Property Owner (if Applicable)	Notary Public: <u>[Signature]</u>		
	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
Property Owner (if Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
	Signature:	Date:	
	Address:	City, State:	Zip:
Property Owner (if Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



Rezoning Application – Instructions

This application applies to:

- Comprehensive plan amendments
- Zoning map amendments
- Major amendments/modifications to one or more conditions attached to previously approved zoning map amendments

If an applicant needs to further relax the dimensional standards of the Zoning Ordinance for a specific property for the purpose of construction, they can request a variance to the text of the Zoning Ordinance. Such a request might seek to modify the strict terms of lot coverage, placement, setback, yard, buffer, landscape strip, parking and loading or other regulations, but these applications will not occur concurrently, and the approval of one does not indemnify the approval of the other. The City Council, following recommendation by the planning commission, shall determine whether the proposed amendment meets the applicable requirements.

The amendment process for the City of Stonecrest involves two public meetings:

The first meeting, a public hearing, is in front of the Planning Commission, where the item will be heard and a recommendation will be made that goes in front of the City Council. The Planning Commission meets the first Tuesday of each month at 6:00 PM. In the Stonecrest City Hall Suite 155, located at 310 Stonecrest Blvd, Stonecrest, GA 30038.

Following the Planning Commission public hearing, the application will be heard in front of the City Council for a final decision based on the applicant's submittal information, the report generated by city staff, and the non-binding recommendation from the Planning Commission.

To initiate a request for a Rezoning within the City of Stonecrest, an applicant must schedule and hold a pre-application meeting with the city Planning & Zoning staff which must take place by the deadline of 4pm on the Friday preceding the application submission deadline. These meetings are scheduled as-needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant for the rezoning process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change, and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

Following the pre-application meeting, applicants can submit their application and required supplemental materials (detailed in the following checklist) by the deadline to:

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Public notification of the pending action is the responsibility of the City for all Public Hearings; however, all costs associated with the noticing is the responsibility of the applicant. In all cases, legal advertisements in the City's legal organ (currently On Common Grounds) shall be placed by the City no more than 45 days prior to the Mayor and City Council meeting, and not less than 15 days prior to the Planning Commission meeting.

All application revisions and other documentation related to a petition from the applicant and/or the public must be submitted 2 weeks prior to any meeting date to be included in the package that will be distributed to the board.



Rezoning Application Checklist

(Incomplete applications will not be accepted)

- Pre-application meeting (A staff-signed pre-application form must be submitted with application)
- Completed application with all applicable information
- Letter of intent
- Public Participation Plan
- Environmental Site Analysis Form
- Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
 - All buildings and structures proposed to be constructed and their location on the property;
 - Height of proposed building(s);
 - Proposed use of each portion of each building;
 - All driveways, parking areas, and loading areas;
 - Location of all trash and garbage disposal facilities;
 - Setback and buffer zones required in the district in which such use is proposed to be located;
 - Landscaping plan for parking areas; and
 - All additional requirements outlined under page 4 (Site Plan Checklist)
 - Topographic survey with 2' contours encompassing 200' beyond property boundaries
- Written legal description which includes a narrative of the metes and bounds of the property matching the site plan.
- Building elevations (attached residential & non-residential).
- Signed and notarized affidavits of all owners. Use attached sheet.
- Signed and notarized affidavits of all applicants. Use attached sheet.
- Electronic version of the entirety of your application submittal, saved as a single PDF.

Please respond to the following criteria based on the nature of your request, as required by state law and City of Stonecrest Zoning Ordinance (use additional pages where necessary).

Comprehensive Plan Land Use Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
- b. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
- c. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
- d. Whether the amendment is consistent with the written policies in the comprehensive plan text;
- e. Whether there are environmental impacts or consequences resulting from the proposed change;
- f. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
- g. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and



- h. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.



Zoning Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
- b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
- f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The following items may be required:
(Review provided thresholds for applicability)

- Traffic Impact Study
- Development of Regional Impact Review
- Environmental Impact Report
- DeKalb County Department of Watershed Management Capacity Letter
- DeKalb County School Capacity Letter (for 10 residential dwellings/units or more)



Environmental Site Analysis

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. Conformance to the Comprehensive Plan:

- a. Describe the proposed project and the existing environmental conditions on the site.
- b. Describe adjacent properties. Include a site plan that depicts the proposed project.
- c. Describe how the project conforms to the Comprehensive Land Use Plan.
- d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
- e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

e. Vegetation • United States Department of Agriculture, Nature Resource Conservation Service

- Field observation

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification



3. Project Implementation Measures

Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats



Community Participation Meeting & Report

General Requirements

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development. The applicant will contact City of Stonecrest Community of Liaison to assist with the process with reach out to the community and setup the meeting.

Part 1 of the process is the Public Participation Plan which is required with all rezoning, amendments to the comprehensive plan and/or special land use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- The city shall provide a mailing list identifying all property owners within 500-feet of the subject property including the name, street address, and tax parcel identification.
(Staff would suggest also including homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application)
- Applicant shall provide a copy of the letter to be mailed to affected parties identifying the date, location within the City of Stonecrest, and time of the information meeting to be scheduled no later than the first business day of the month preceding the Planning Commission hearing date.

Part 2 of the Community Participation Meeting is the Community Meeting Report which is required to be submitted to the Community Development Department no later than the last day of the business week of which the information meeting was held. The report shall include the following information/documentation:

- Provide a sign-in sheet of meeting attendees.
- A summary of concerns of issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues expressed.

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. Non-attendance at a community information meeting, by those on the mailing list, does not mean that an applicant fails to meet the requirements of the Public Participation Plan.



Received

JAN 07 2020

City of Stonecrest, Georgia
Planning & Zoning Department

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak		P.M. Peak			
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms



CITY COUNCIL AGENDA ITEM

**SUBJECT: Special Land Use Petition SLUP-20-001
(3881 Button Gate Court)**

ORDINANCE **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 08/14/2020 Work Section: Council Meeting: 08/24/2020

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director.

PURPOSE: Special Land Use Petition SLUP-20-001
(3881 Button Gate Court)

HISTORY: The subject property sits in an existing single-family residence, with a zoning of R-100 (Med Lot), and located in the Burlington Subdivision.

FACTS AND ISSUES: This item was heard at the August 4, 2020, Planning Commission Meeting. The applicant requested a Special Land Use Permit to operate a personal care home for five individuals for males ages 19 and above with mental disabilities. The Planning Commission recommended denial of the application.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION:

Planning Commission unanimously recommended Denial of SLUP-20-001 at the August 4th meeting.

ATTACHMENTS:

- # 1 08/04/20 Staff Report
- # 2 08/04/20 Rezoning Application
- # 3 08/04/20 Power Point Presentation



PRE-APPLICATION FORM LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Tony Martin

Phone: 404 528 0050

Applicant E-mail: martintony44@yahoo.com

Fax: _____

Representative Name: _____

Phone: _____

Representative E-mail: _____

Fax: _____

Site Address: 3881 Butternut Gate Court

Parcel Size: _____

Tax Parcel #: _____

City Council District: District 4

Existing Zoning and Case Number: _____

Proposed Zoning: R-100

Comprehensive Plan Character Area Map Designation: _____

Application Type: Rezoning Special Land Use Permit Variance Special Exception

Variance Type: Administrative Zoning Board of Appeals Stream Buffer

Overlay District: I-20 Stonecrest

Additional Studies: Trip Generation Report Traffic Impact Study
 Development of Regional Impact Review Environmental Impact Review

Proposal Description: PERSONAL CARE HOME UP TO 6 PEOPLE

Applicant Signature: [Signature]

Date: 10/10/19

Planner Signature: [Signature]

Date: 10/10/19

CWHEELER @ STONECREST GA. GOV
7) 224-0174



Special Land Use Permit Application

Applicant Information
 Owner Information
 Property Information
 Affidavit
 Notary

Name: TONY MARTIN		CRISTINA DE ZULUETA	
ANDREA LANGSTON-YOUNG		JAMES YOUNG	
Address: 3881 BUTTON GATE CT, LITHONIA GA 30038			
Phone: 404-528-0050		Fax:	Email: MARTINTONY44@YAHOO.COM
Owner's Name: TONY TYRRY MARTIN			
Owner's Address: 3881 BUTTON GATE CT, LITHONIA GA 30038			
Phone: 404-528-0050		Fax:	Email: MARTINTONY44@YAHOO.COM
Property Address: 3881 BUTTON GATE CT, LITHONIA GA 30038		Acreage: 0.3 ACRES	
Parcel ID: 1601404023			
Current Zoning Classification: RESIDENTIAL			
Proposed Use of Property: PERSONAL CARE HOME (PCH)			
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Property Information: Two story house. 4 bedrooms, 2.5 bathrooms.			
Downstairs: living room, dinning room, kitchen, family room, laundry room, restroom.			
Upstairs: 4 bedrooms, 2 full bathrooms.			
Attached garage. Patio and deck.			
To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.			
Applicant's Name: TONY TYRRY MARTIN			
Applicant's Signature:		Date:	
Sworn to and subscribed before me this _____ Day of _____ 20 _____			
Notary Public:			
Signature:			
My Commission Expires:			
<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee			
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
<input type="checkbox"/> Approved		<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied
		Date:	

08-03-2017

Letter of Intent

The purpose of the present Special Land Use Permit Application is to establish a Personal Care Home (PCH), located at 3881 Button Gate Ct., Lithonia, GA 30038.

This PCH will host males, aged 19 and above, living with an intellectual disability or related condition, and seeking a living arrangement that allows them to engage in a community of like-minded peers. The intent of this PCH is to ensure that residents receive shelter and care, within a structured living arrangement that allows them to reach their personal objectives. This PCH will provide supervision and assistance so that the needs of the residents are addressed in a personalized and engaged way, through the clear agreement on short-term objectives, long-term visions and structured timelines that represent the individual's preferences. Individualized plans and strategies will be implemented to address the specific interests and desires of incoming individuals, focused on short-term attainable goals and tailor-made timelines.

Special Land Use Permit Criteria

a. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The size of the house is adequate and convenient for the proposed use. The bedrooms provide sufficient space for personal rest and privacy, as well as to meet the resident's daily needs for dressing, personal care, and storage of personal items. The house has two full bathrooms, as well as one lavatory. These are adequately equipped to provide privacy to residents. Additionally, the house is adequately set up to provide shared spaces for indoor activities and group activities.

The yard is also sufficient to support the proposed use of the site. The backyard deck is large enough to comfortably sit up to seven people. The yard is adequate for proposed outdoor activities with residents, including yard work, socialization and other activities.

Off-street parking can allow for up to four cars, and is adequate for the proposed use, including drop-offs and occasional visits.

b. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

Adjacent properties are residential. Similarly, the PCH we are proposing will be the residence for its clients, providing a safe and comfortable home in which to fulfill their personal development. The aim of our proposed use of this site is to make the life of residents as similar as possible to that of a residential family unit, and therefore compatible with adjacent properties and land uses. The daily schedule and activities of residents will respect and be compatible with the residential nature of the neighborhood, as listed below.

Morning and evening activities will include personal care, meals, and group activities (conversation, reading, television) resulting in negligible noise or disturbance to adjacent properties.

During week days, residents will be transported to activities off-site, which will leave the property unoccupied.

During weekends and public holidays, the residents' activities will remain compatible with adjacent property uses, ensuring limited noise and disturbance. Residents will occasionally engage in activities within the larger district, including walks, meals at local restaurants, and visits to libraries, museums and recreation centers, during which they will always be accompanied and supervised.

c. Adequacy of public services, public facilities, and utilities to serve the use contemplated.

Public services and public facilities for the hereby proposed use are adequate. Emergency services are adequate in the site's area, and are located at the following distances to the site. Distances are based on the Dekalb County Government Services map.

Fire department: Fire Station 17 is located 2.23 miles from the site. Additional fire stations include Station 4 (2.68 miles) and Station 16 (3.17 miles).

Hospitals and emergency care are available at short distances from the site, in case of medical emergency and for resident's medical visits: Emory Hillandale Hospital and Peachtree Immediate Care are both located 3.5 miles from the site, Fairview Urgent Care is located 5 miles from the site.

Garbage disposal and recycling is adequate in the area, and the site will follow the current pick-up schedule.

Public library and community center: the Salem-Panola Public Library is located 0.94 miles from the site, the Browns Mill Recreation Center is located 0.49 miles from the site.

Postal Office: the nearest postal office is located on Wesley Chapel Road, 3.38 miles from the site.

The site is equipped with the necessary utilities, including electricity, water and gas. These are functioning properly to meet the needs of all residents and staff. Internet is available for supervised use. A phone line will be available in a private room for residents' to make personal calls.

d. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The public street is adequate and has sufficient traffic-carrying capacity. The use of the public street will not create congestion in the area. Regular use of the public street will include use by staff arriving and departing from the site. These cars will be parked in the site's garage, therefore not using the public street. Additionally, residents will be transported twice a day in a mini-van, representing no impact on local traffic. Additional use of the public street will be limited to occasional visits.

e. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Existing land uses along the access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

f. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or other emergency.

The site has the following entrance and exit points: one door located at the front of the building, one door located at the back of the building, one two-door garage with automatic doors at the front of the building. Residents and staff can access these entrances and exits easily from the first floor. Access to these entrances and exits does not affect pedestrian or automotive safety and convenience. Traffic flow will not be affected.

These points of entrance and exit will remain clear and accessible. In the event of a fire or other emergency, residents will be guided to these exits by staff. Emergency services will have access to these entrance points as needed.

g. Whether or not the proposed use will create adverse impacts upon adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will not create adverse impacts upon adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. Residents will be supervised by staff to ensure that noise levels remain at a reasonable level at all times. Residents will not be allowed to smoke in close proximity of any adjoining properties. Any odor, dust or vibration generated will be swiftly managed by staff so as to not impact any neighbors.

h. Whether or not the proposed use will create adverse impacts upon adjoining land use by reason of the hours of operation of the proposed use.

The proposed use will not create adverse impacts upon adjoining land use by reason of the hours of operation of the proposed use.

i. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use. The PCH will be managed in a professional manner and compliant with all State regulation.

j. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification, in which the use is proposed to be located.

The proposed plan is consistent with the requirements of the zoning district classification, as previous precedents have demonstrated.

k. Whether or not the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the policies of the comprehensive plan.

l. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.

The proposed plan provides all the required buffer zones and transitional buffer zones where required.

m. Whether or not there is adequate provision of refuse and service areas.

The site has adequate provision of refuse and service areas for the proposed use.

n. Whether the length of time for which the special land use permit is granted should be limited in duration.

The length of time for which the special land use permit is granted should not be limited in duration. As both City of Stonecrest and State regulations govern the use proposed, the special land use permit will be dependent on compliance and said regulations.

o. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scaling and massing of adjacent and nearby lots and buildings.

The size, scale and massing of the site's building will not be modified, and will remain appropriate in relation to the size of the subject property and in relation to the size, scaling and massing of adjacent and nearby lots and buildings.

p. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archeological resources.

The proposed plan will not adversely affect historic buildings, sites, districts, or archeological resources.

q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

r. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The height of the building will not be modified, and will therefore not create a negative shadow impact on any adjoining lot or building.

s. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

The proposed use will not result in a disproportionate proliferation of that or similar uses in the subject character area. State regulation limits the establishment of Personal Care Homes within a distance of 1,000 feet.

t. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood.

The proposed use will remain consistent with the needs of the neighborhood and community. The PCH will be compatible with the neighborhood's character, activities and residential nature.

**INFORMATION MEETING:
SPECIAL LAND USE PERMIT**

To the attention of:

“Owner Name”

Address: “Street Number” “Street Name”

Tax Parcel Identification: “Tax Parcel”

An information meeting for neighbors will be held on “DAY, MONTH, YEAR” at “TIME”, in “LOCATION”. The purpose of the information meeting is to discuss the Special Land Use Permit Application to establish a Personal Care Home (PCH), located at 3881 Button Gate Ct., Lithonia, GA 30038. This meeting is part of a Public Participation Plan with the City of Stonecrest, Georgia.

Sincerely,

Tony T. Martin

Address	Street name	Owner name	Tax Parcel	Verified 5/01
Button Gate Ct				
3881	Button Gate Ct		1601404023	
3873	Button Gate Ct	Austin Mitchell	1601404022	YES
3865	Button Gate Ct	Jonathan Gedeon	1601404021	YES
3851	Button Gate Ct	Maldonia Griffin	1601403025	YES
3841	Button Gate Ct	Peter C. Dural	1601403026	YES
3835	Button Gate Ct	Sean Decharles Pittman	1601403027	YES
3840	Button Gate Ct	Pamela Rivers	1601403038	YES
3848	Button Gate Ct	Melvin G. Brown	1601403039	YES
3856	Button Gate Ct	Joyce K. Scales	1601403040	YES
3864	Button Gate Ct	Augustus K. Durand	1601403041	YES
3872	Button Gate Ct	Usman Olorunlamble	1601403042	YES
3880	Button Gate Ct	Darrell Chamness	1601403043	YES
3887	Button Gate Ct	Jewel D. McAshan	1601404024	YES
3895	Button Gate Ct	Charles Newton Jr.	1601404025	YES
3903	Button Gate Ct	Trena Frazier	1601404026	YES
3911	Button Gate Ct	Dock A. Newell	1601404027	YES
3917	Button Gate Ct	Lisa R. Mack	1601404028	YES
3923	Button Gate Ct	Kathleen David	1601404029	YES
3922	Button Gate Ct	Monroy Simon	1601403048	YES
3914	Button Gate Ct	Angelica Anderson	1601403047	YES
3904	Button Gate Ct	Tarkenton Y. Scott	1601403046	YES
3896	Button Gate Ct	Aloysius Obodoako	1601403045	YES
3888	Button Gate Ct	Shannon Whisby	1601403044	YES
Cain Mill Ct.				
4950	Cain Mill Ct.	Melissa M.M. Ernandez	1601401066	YES
4956	Cain Mill Ct.	Wanda Lechella Bell	1601401065	YES
4965	Cain Mill Ct.	Gale Gibson	1601401070	YES
4957	Cain Mill Ct.	Tishanna Brown	1601401069	YES
3875	Cain Mill Ct.	Steve Harris	1601401064	YES
Cain Mill Dr.				
3865	Cain Mill Dr.	David L. Anderson	1601401063	YES
3857	Cain Mill Dr.	James O. Greason	1601401062	YES
3849	Cain Mill Dr.	Nathaniel E. Fripp Sr.	1601401061	YES
3841	Cain Mill Dr.	Angela Stewart-Hayes	1601401060	YES
3833	Cain Mill Dr.	Barbara R. Morgan	1601401111	YES
3832	Cain Mill Dr.	Sybil J. Richmond	1601404030	YES
3840	Cain Mill Dr.	Hil M. Smith	1601404020	YES
3848	Cain Mill Dr.	Fernando H. Shaw	1601404019	YES
3856	Cain Mill Dr.	Tommy L. Reynolds Jr.	1601404018	YES
3864	Cain Mill Dr.	Dionne Scott	1601404017	YES
3872	Cain Mill Dr.	Zachary F. Wheeler	1601404016	YES
3880	Cain Mill Dr.	Larita G. Primrose	1601404015	YES
3896	Cain Mill Dr.	Linda T. Walton	1601404013	YES

3888 Cain Mill Dr.	Bridgette O. Brewster	1601404014	YES
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Wolverton Cir.

3938 Wolverton Cir.	Kelsey E. Driver	1601403024	YES
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3930 Wolverton Cir.	Dale Adrian Lawrence	1601403023	YES
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3922 Wolverton Cir.	Maxine A. Marks	1601403022	YES
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3910 Wolverton Cir.	Rhonda D. Conway	1601403021	YES
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3899 Wolverton Cir.	Rassallah Sonson	1601401109	YES
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3809 Wolverton Cir.	Dorothy J. Williams	1601401118	YES
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Property Owner(s)
Notarized Certification

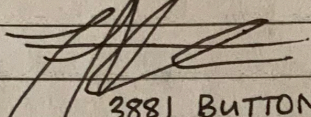
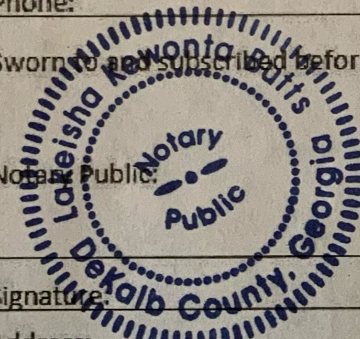
The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

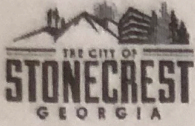
Form with three sections for Property Owner (if Applicable). Each section includes fields for Signature, Date, Address, City, State, Zip, Phone, and Sworn to and subscribed before me this ___ day of ___, 20___. Notary Public stamps for Lakeisha Kewonta Butts, Dekalb County, Georgia, exp 2/15/2022 are present over the signatures.



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

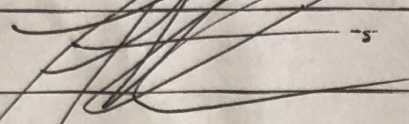
Applicant / Petitioner	Signature: 	Date: 05/13/2020	
	Address: 3881 BUTTON GATE	City, State: STONECREST, GA	Zip: 30038
	Phone:		
Attorney / Agent	Sworn to and subscribed before me this _____ day of _____, 20____		
	 Notary Public: <i>Lakeisha K. Butts</i> <i>exp 2/15/2022</i>		
	Signature:	Date:	
	Address:	City, State:	Zip:
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Signature: 
	Address: 3881 BUTTON GATE CT, LITHONIA GA 30038
	Date: 5/6/2020

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

July 29, 2020

Dear Sirs,

We are writing to you on behalf of the residents of Burlington in regard to the property located at **3881 Button Gate Court, Stonecrest Ga 30038**.

We want to thank you for allowing us the opportunity to let our voices be heard. As you are aware, they have petitioned the City of Stonecrest to rezone their home from a residential property to a Personal Care Home (PCH) business investment that will accommodate up to six males with diagnosed mental illness. The owners do not plan to live in the home but plan to have different people supervising the males.

As residents of the community, we would like to express our full disapproval of this action and ask for you to vote in favor of the community by voting NO to this request. While we applaud the efforts of individuals who desire to better the lives of those with any illness, our community is not an appropriate place for this facility.

There are many reasons this action would hurt our residents, our neighborhood, our surrounding areas, and overall the City of Stonecrest. Please note that as major issues are listed below, those with an asterisk denote additional documentation attachments that we have provided at the end of this email.

● **We are already over-saturated with these types of facilities.** We were shocked to identify very quickly on The City of Stonecrest map 24 current homes very near our subdivision with 4 already in our neighborhood. A recent article in On Common Ground News highlights how the City of Stonecrest supported residents and voted against a personal care home. According to the article, a PCH home for boys was denied in favor of the residents in February of 2018. The article quotes a resident and formal DeKalb County principal, Dr. Barbara Lee, who participated in a study group on this topic and offered statements that capture the sentiment of many in our neighborhood. Lee said some 35 group homes exist in District 5, compared to “maybe 1 here or there” in some areas on the north end of DeKalb County. “We are disproportionately, in this area, overburdened with personal care homes, group homes, children’s homes. We don’t have anything against children but there has to be better places than to keep destroying our property,” Lee said.

● **Experiences with Group Homes and/or PCH have at times been linked to negative consequences for the immediate surrounding area.*** To name a few, residents have experienced severely unmaintained property, crowds from visitors, littering, increased traffic/speeding, and an overall increase in crimes, including neighborhood home shootings, thefts, and illegal drug selling. We have already experienced these things. Sadly, our elderly residents experienced the greatest negative impact as a PCH home was located near where many retirees live.

● **If this move is approved, it could negatively affect all of our property values and the influence we are seeking to yield as a city.** Realtors may not show their clients our neighborhood and potential buyers may be less inclined to move here when the community learns of this new change. Thus, our equity gains over the past few years could be negatively affected. Plus, compared to the northern parts of Dekalb County, Stonecrest is already saturated with personal care homes and group homes in residential neighborhoods, which could potentially make Stonecrest a less appealing city to attract more diverse restaurants, stores and entertainment options in our business/commercial districts.

● **Women and children may also be more at risk.** The property is only two houses away (approximately 350 feet) from the bus stop for the local elementary, middle and high schools. Children would no longer be able to freely play outside without increased parental fears for their safety. Especially during this time of the pandemic, outside play is the only option many of us have to allow our children an outlet. Furthermore, currently many female residents exercise freely outside throughout the day. The owners of this home are projecting 4-6 mentally unstable male residents, which may not be conducive to children freely playing nor women freely walking and taking in other forms of exercise.

● **Personal Care Homes are becoming well known as less than ideal for its residents.*** Across the United States, some PCHs are becoming very dangerous to residents. Many offer commentaries as to why this is the case. One such alarming argument is that they lack the skill-set required to manage the complex needs of residents both in the mental illness and elderly populations. There are a few articles we have listed here that speak to a number of these issues. Forbes published a nationwide study to look into the growing problem that Personal Care Homes are becoming. Researchers and subject matter experts interviewed for the study commonly described the conditions in these homes as “abusive, financially exploitative, and neglectful of residents’ basic needs, and depicted situations that involved false imprisonment of the residents.

*Map to the City of Stonecrest showing PCH

locations <https://stonecrestga.maps.arcgis.com/apps/webappviewer/index.html?id=b0451e062b3e4e2eaa2a8f7561f255b4>

*Example of Harmful Impact to Residents <http://theavtimes.com/2014/04/05/residential-care-facility-ruining-neighborhood-homeowner-says/>

*On Common Ground Article - <https://ocgnews.com/updated-stonecrest-residents-slam-group-homes-drive-throughs-gas-stations/>

*Forbes Magazine Highlights Nationwide PCH Study

- <https://www.forbes.com/sites/robinseatonjefferson/2018/07/27/abusive-unlicensed-care-homes-are-hidden-in-plain-sight-in-america-researcher-says/#300fc3b61fa>

*Another article from a law firm featuring Channel 2 Action News offering harmful PCH impacts - <https://www.cssfirm.com/2011/06/30/personal-care-homes-not-as-safe-as-you-might-think/>

*Caregiver Post in our very own subdivision again highlighting the negative impact of these homes- <https://carelistings.com/assisted-living-homes/lithonia-ga/paradise-one-personal-care-home/5acd01f9a71d8c15cf68a783>

Please expect to hear from individual homeowners who live in Burlington with further arguments against this PHC. We look forward to our August 4th meeting.

Sincerely,

Burlington Community Association

My name is Ernestine Whisby and I live at 3888 Button Gate Court Lithonia, Ga. 30038 which across in front of 3881 Button Gate Court. Please Do Not Approve rezoning request at 3881 Button Gate Court because I have enjoyed my sub division/community since purchase of new home in April 2001 and to hear rezoning for a Personal Home Care Home in this sub division/community I thought would never happen. Please allow our sub division/ community to remain as is without a Personal Care Home . Please Do Not Approve rezoning for Personal Care Home at 3881 Button Gate Court Lithonia, Ga. 30038. Thank you for allowing my concern.

Sent from my iPhone

We are Mr. & Mrs. Obodoako, owners and residents of 3896 Button Gate Ct, Lithonia, GA 30038.

We are sending this email in opposition to the above rezoning of 3881 Button Gate Court from residential to Personal Care Home. We senior citizens and feel that turning this property to a PCH will affect our safety and security when we go out for our daily walk around the neighborhood.

We also have our grandchildren who ride their bicycles and play around and on the street of button Gate.

Please be mindful that our property is our investment and bringing a PCH business into this neighborhood will adversely affect the value of our property which is the only major investment for our retirement.

Again, please we are against this rezoning petition.

Thank you.

Mr. & Mrs. Obodoako.

My name is Renee Shumate and I would like to voice my opposition to address 3881 Button Gate Court being allowed to become a Personal Care Home. I feel that there is not enough known information concerning these male figures to allow them residency in our neighborhood. Maybe I would feel differently if the homeowners resided there also, but at this time if these can be blocked I would appreciate it very much.

Attn: City and Community Leaders
Mayor Lary, C. Wheeler, G. Turner, and L. Lowe

Important:

Please read my comments at the Planning Commission meeting scheduled Aug. 4, 2020 in objection to PCH rezone request.

Additionally, I request for a confirmation.

My name is Sean Pittman. For the past approx. 20 yrs., my wife Teresa and I have resided at 3835 Button Gate Court, Lithonia (Stonecrest), GA 30038. I received a mail invite to a Special Land Use Permit zoom meeting related to the residence of 3881 Button Gate Court, Lithonia (Stonecrest), GA 30038.

My wife and I attended this meeting on Fri. June 26 - 6:00PM. In this meeting, Tony Martin, Andrea, Jay Long, and Christine expressed their interest of intent to establish the 3881 Button Gate Court residence which is located within 500ft. of my family residence as a Personal Care Home (PCH). They informed all meeting attendees of their desired points of interest to use said residence as a business to house/facilitate persons with Developmental Issues (Mentally ill Clients).

After listening to their (Permit applicants) discussion points, my wife and I expressed our 'Very Strong Objections' and embedded concerns to this Permit which would allow approval for said Business interest in our neighborhood. Additionally, several neighbors attending the call expressed their objective concerns/sentiments as well.

(PCH) Strong objections were related and elaborated to:

- 1) Profound historical experiences with Group Homes and/or PCH - Neighborhood home shootings, thefts illegal drug selling, severely unmaintained property, crowds from visitors, littering, loitering, increased traffic/speeding, over-all increase in crimes, and etc.
- 2) Neighborhood/residential Family safety - Applicants home located two houses away from bus stop of school students that attend MLK High School and Browns Mill Elementary.
- 3) Security - Potential 1 to 4 ratio of care givers to mental clients. We absolutely do Not want our kids exposed to additional safety risk of being victims of unstable persons negative activities. My wife and I personally have 3 kids in our household whom are outside freely playing/bike riding daily.

Originally, this neighborhood was really nice and family oriented when my wife and I moved in. Once the Group Home and/or PCH activities began to establish here, the quality of the community quickly diminished and became very unsafe for residences. Over the last two years, we have observed the community has improved since the City of Stonecrest has implemented ordinances with follow-up compliance which has decreased the presents of these Businesses in our area. Due to the many extremely negative experiences from these types of Businesses we have endured during our living in this community for approx. 20 yrs., we are Absolutely and Firmly Against any support of PCH permit in our neighborhood. We have advised applicants to consider securing an establishment of this nature in a business district instead.

In regards to this Special Land Use Permit request per our objection, please kindly include my wife and I on any further scheduled public planning meetings, updates, emails, inquiries, etc.

Thank you sincerely for your attention to this matter.

Regards,

Sean Pittman:

(404) 683-3619

desean150@comcast.net

My name is Stacy Birdsong-Reynolds, I live at 3856 Cain Mill Drive. I am against the personal care home that is located directly in my backyard. My concern is that I have a teenage daughter who attends MLK High School and comes home alone when she does not have basketball practice. The home (3881 Button Gate Court) in question also can be accessed from my back yard by coming down the hill. We have been in this home since its existence in February 2000. Over the past 20 years I have informed many young kids that this is not a short cut route to Button Gate Court or to Cain Mill Drive. I have not had that problem in many years since those kids are now older. Now that a personal care home will be in my back yard, I really fear for the safety of my daughter and my granddaughters who often visits.

Please take this into consideration that a personal home care is not desirable in this neighborhood for the following reasons:

- Unsafe for teenage girls to be home alone or arriving home from school
- Unconducive for kids to have free time in the back yard of my house. (teenage daughter watching her nieces in the backyard ages 8 and 4 yrs. old)
- Unsafe for women walking daily
- Unsafe for me (3856 Cain Mill Drive) to open my blinds and feel that someone is watching me. I can clearly see the back of the home in the winter from my bathroom and downstairs (in the winter time when the leaves are gone)
- Lastly it will bring the property value down tremendously

Actually yesterday (8/01/2020) I was on my back patio and I could see someone on the deck at 3881 Button Gate Court. Which is fine but to think of how close this personal care home is to my residents does not set well with me.

When my husband told me that is the house with the personal care it just sent chills down my back, thinking of our daughter being home alone after school.

*Thank you,
Stacy Birdsong-Reynolds
3856 Cain Mill Drive*

Dear C. Wheeler, L. Lowe, G. Turner, J. Lary

My name is Trena Frazier and I am the owner of the Single Family Residence located at 3903 Button Gate Court, Lithonia Ga 30038, my correspondent email address is nuday007@yahoo.com. I am referencing my concerns against this personal care home property located at 3881 Button Gate Court rezoning request SLUP-20-001. Please provide confirmation of this request.

Reasons I am saying No to a Personal Care Home on Button Gate Court

- **The owners of this home are projecting 4-6 mentally unstable male residents, this may not be conducive to the children I have living with me to play freely nor women like myself to walk freely and taking in other forms of exercise. The property is only a few houses down from my property and the children would no longer be able to play freely outside without increase parental fears for their safety. We are now in a pandemic and outside play is the only option we have to allow the children an outlet. Only women and children live at my residence and we are more at risk. The property is (approximately 300 feet) from my grandson's bus stop and for other elementary, middle and high schools students.**
- **Our community have a great deal of retirees who are living here and considered more at risk. There has been an experience with a PCH that negatively affected the community at large and our seniors felt the brunt of this.**
- **These type of Personal Care Homes have been linked to severely unmaintained properties, thefts, illegal drug selling, increased traffic/speeding and overall increase in crimes, neighborhood home shootings and the list goes on and on.**
- **The purchase of my Single Family Residence home was with the intent to live safely in a neighborhood of other Single Family Residence with similar goals. Residential rezoning to a PCH will negatively impact our home value once we have to sell our homes.**

If this move is approved, it could negatively affect all of our neighborhood property value. Realtors may not show their client our neighborhood and potential buyers may be less inclined to move here when the community learns of this new change. Our equity gains can be affected, plus compared to northern parts of Dekalb County, Stonecrest is already saturated with personal care homes, group homes in residential neighborhoods, could potentially make Stonecrest a less appealing city to attract more diverse restaurants, stores and entertainment options in our business/commercial districts.

Happy Monday Mr. Wheeler and Ms. Daniel,

I am writing in regards to the proposed Personal Care Home, PCH in the Burlington South Subdivision. My family and I have been residents in Burlington South since late 2000. I am writing today to express our deep concerns over the potential of allowing a PCH in our neighborhood. The rise of Stonecrest as a city has been a huge benefit for this area. We have seen our values increase, we have supported the vision cast by leadership, and have thus far believed that the formation of this city would do nothing but allow for continued growth for the future.

With that in mind, we were greatly surprised to learn of this proposal and further that our great city leadership would be willing to consider putting its citizens at risk. This move would absolutely hurt our community in many ways. Firstly, the safety of community will be at risk. There are many families that reside here with children of all ages. There is a school bus stop approximately 20 meters from the proposed location, 3881 Button Gate Court. Currently, these children are free to ride bikes and play outdoors and I am sure you would agree that most parents would be greatly concerned about allowing that to happen if aware of this establishment. Due to the pandemic, for many of us, this is the only outlet our children receive. While we all have enjoyed increased values since the formation of this city, our values would be sure to plummet once the community is aware that we are no longer family friendly. Further, we are living in a residential community...by choice. As stated by Mr. Pittman, experiences with Group Homes and/or PCH are linked to neighborhood home shootings, thefts illegal drug selling, severely unmaintained property, crowds from visitors, littering, loitering, increased traffic/speeding, and over-all increase in crimes, etc. Lastly, by allowing such an establishment essentially centralizes a home with patients of mental illness that puts us all at risk. My family is an avid walker and enjoys walking alone in our community, a community that I currently feel safe. If you visit our community most early mornings and late evenings, there are others out improving their physical fitness. This move will impede those community efforts as well.

While we applaud the efforts of caring individuals who desire to assist patients in need, I am sure most would agree that a residential neighborhood is not the best location for such an establishment. We would greatly be able to attend any discussions surrounding this and would like to make it known that we are completely opposed to this proposal. We would greatly appreciate your making a decision that would keep us safe, protect our values, and keep positioning us for growth the future.

With Best Regards,
Lennox and Hyacinth Douglas
3821 Button Gate Court
Lithonia, GA 30038

Hello Mr. Wheeler and Ms. Daniel,

We are writing to express our strong opposition to the proposed personal Care Home located at 3881 Button Gate Court. We live about two houses from the proposed PCH and right opposite our home is a residence which is used as an Airbnb with high volume traffic daily. Our driveway is always blocked, loud music is blasting regularly, and the constant traffic makes it very uncomfortable living here. The nature of this PCH along with this existing Airbnb is commercial and will be tearing down our community. This is not consistent with the character of our neighborhood.

Our family left the noise and business-like atmosphere of New York to reside in a quiet urban setting. We have lived in our home on Button Gate Court for the past 20 years and enjoyed being away from the humdrum of commercially owned businesses. We are afraid that allowing a PCH in our

community will put the safety of our young children, and women at risk and many will choose to relocate.

We hoped that the rise of Stonecrest as a city would benefit and improve our communities and look forward to that. We would like to see the value of our property increase and not fall because of eyesores in our communities. We want to work together to build strong communities and support the vision and mission of our leaders ensuring that this city will continue to grow. Finally, while we applaud the efforts of individuals with a passion for caring for patients, a residential neighborhood is not the best location for such an establishment. We would like to be allowed to attend any discussions surrounding this and would like to make it known that we are against this proposal. We would greatly appreciate your making a decision that would keep us safe, protect our values, and keep positioning us for growth in the future.

Joyceline and Kenrick Durand

Good Day Mr. Wheeler and Ms. Daniel,

I am writing in regards to the proposed PCH in the Burlington South Subdivision. My husband and I have been residents in Burlington South for 17 years. I am writing today to express our deep concerns over the potential of allowing such an establishment in our neighborhood. The rise of Stonecrest as a city has been a huge benefit for this area. We have seen our values increase, we have supported the vision cast by leadership, and have thus far believed that the formation of this city would do nothing but allow for continued growth for the future.

With that in mind, we were greatly surprised to learn of this proposal and further that our great city leadership would be willing to consider putting its citizens at risk. This move would absolutely hurt our community in many ways. Firstly, the safety of our community will be at risk. There are many families that reside here with very small children. Currently, these children are free to ride bikes and play outdoors I am sure you would agree that most parents would be greatly concerned about allowing that to happen if aware of this establishment. Due to the pandemic, for many of us, this is the only outlet our children receive. While we all have enjoyed increased values since the formation of this city, our values would be sure to plummet once the community is aware that we are no longer family friendly. Further, we are living in a residential community...by choice. As stated by Mr. Pittman, experiences with Group Homes and/or PCH are linked to neighborhood home shootings, thefts illegal drug selling, severely unmaintained property, crowds from visitors, littering, loitering, increased traffic/speeding, and over-all increase in crimes, etc. Lastly, by

allowing such an establishment essentially centralizes a home with patients of mental illness that puts us all at risk. My teenage son, husband, and I love to exercise, specifically we love to jog. If you visit our community most mornings, there are others out improving their physical fitness. This move will impede those community efforts as well.

While we applaud the efforts of caring individuals who desire to assist patients in need, I am sure most would agree that a residential neighborhood is not the best location for such an establishment. We would greatly be able to attend any discussions surrounding this and would like to make it known that we are completely opposed to this proposal. We would greatly appreciate your making a decision that would keep us safe, protect our values, and keep positioning us for growth the future.

With Best Regards,
Shane and Kimberly Patterson
3813 Button Gate Court



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

MEETING DATE: August 4th, 2020 / August 24th, 2020

GENERAL INFORMATION

Petition Number: SLUP 20-001

Applicant: Tony Martin

Owner: Tony Martin

Project Location: 3881 Button Gate Court Stonecrest Ga 30058

District: District 4

Acreage: 0.3 Acres

Existing Zoning: Residential Med Lot (R-100)

Proposed Zoning: Residential Med Lot (R-100)

Proposed Development/Request: The applicant is requesting a Special Land Use Permit (SLUP) to operate a Personal Care Home for five (5) to six (6) residents within in an R-100 (Medium Lot Residential) District, in accordance with Chapter 27- Article 4.1 Use Table and Sections 4.2.41. B of Stonecrest Zoning Code.

Staff Recommendations: **Denial**

Planning Commission: **Denial**



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Zoning Map



ZONING CASE: **SLUP-20-001**

ADDRESS: **3881 Button Gate Court**

CURRENT ZONING: **R-100 (Med Lot)**

FUTURE LAND USE: **Suburban**



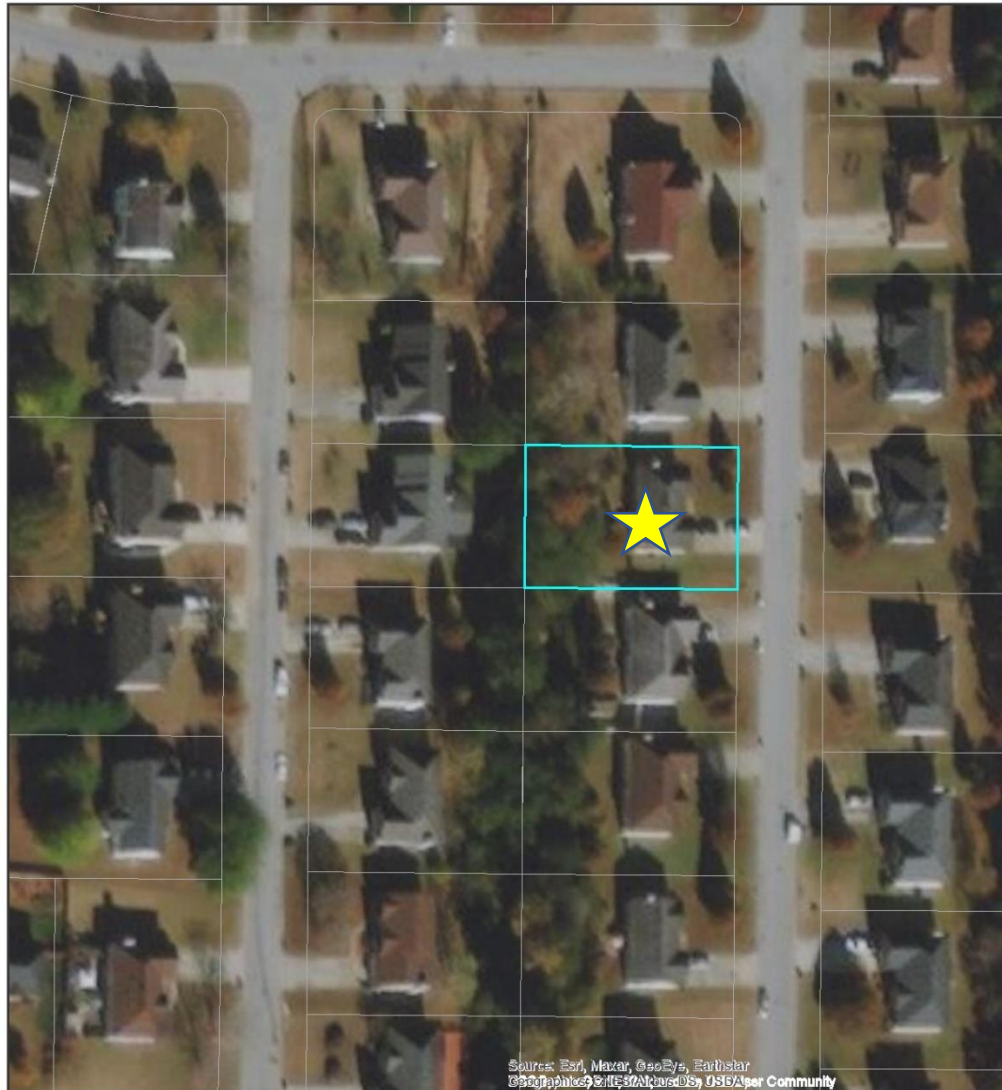
Subject Site

0 0.0125 0.025 mi



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Aerial Map



Source: Esri, Maxar, GeoEye, Earthstar
GeoEye, IGN, Aerogis, USDA, User Community

ZONING CASE: **SLUP-20-001**

ADDRESS: **3881 Button Gate Court**
CURRENT ZONING: **R-100 (Med Lot)**
FUTURE LAND USE: **Suburban**



Subject Site

0 0.0125 0.025 mi

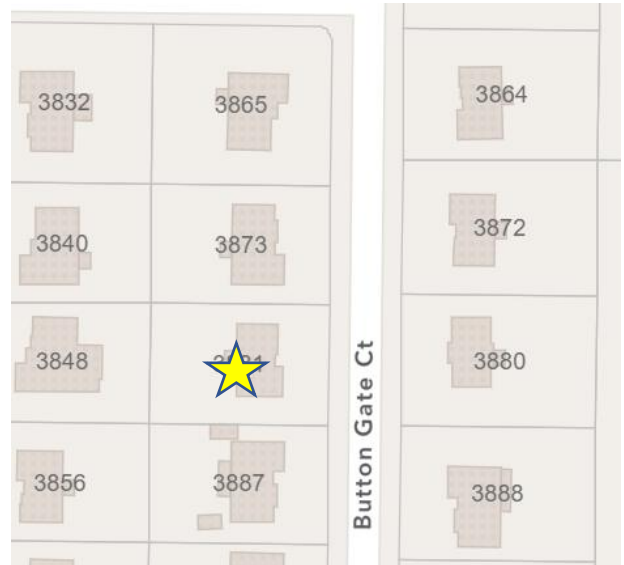


PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

PROJECT OVERVIEW

Location

The subject property, 3881 Button Gate Court. The subject site sits existing single-family residence located in the Burlington Subdivision. Access is available via the existing driveway on Button Gate Court. The subject property is surround by single-family homes.



Background

Currently, the property maintains its original zoning R-100 (Med Lot) classification and the property has 1,600 square foot single story frame house that was built in 2001. The property can be characterized as even across the property.





PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Existing Elevations



Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to operate a personal care home. The subject property will house five (5) males ages 19 and above with mental disabilities. The applicant will also provide active daily living and recreational activities for the residents.

Neighborhood Meeting

Property owners within 500 feet of the subject property were mailed notices of the proposed special land use permit application. The community meeting was held on June 26th via the www.zoom.com website. There were several residents in attendance for the meeting. The main concerns from the residents were types of uses, and how many people who would reside at the residence, what individuals would live at the subject property and past resident interactions with similar uses.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

STANDARDS OF REVIEW

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The 2,400 square foot residence to meet the minimum standard square footage required to operate a personal care home. Per the Stonecrest Zoning Ordinance section 4.2.31 B. Personal Care Home D. The home must be 1800 sqft.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed personal care home for five or six persons are compatible with other single-family residences in Burlington. There will be no outside physical changes to the existing single-family structure or signage indicating the use is personal care home.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The subject property is located in an established single-family residential subdivision; it appears that there are adequate public services, public facilities, and utilities to serve the proposed personal care home.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Button Gate Court classified as a local street; the Planning Staff believes little or no impact on the public streets or traffic in the area.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.**

The existing residential structure on the site is accessed by vehicles via an existing curb cut with a driveway on Button Gate Court. Emergency vehicles can access the site from the existing driveway.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

The proposed use may not create an adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Per the information submitted with the application, the applicant intends to run an adult care facility with five to six residents.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The operation of the personal care home of five to six residents will not affect the adjoining single-family residences. The site will operate basically as a single-family residence with the owner/operator is required to reside at the property.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is otherwise consistent with the requirement of the zoning district

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the comprehensive plan housing policy H-5, which states the city supports fair and equal access to housing for all persons, regardless of race, religion, ethnic origin, age, household compositions or size, disability, martial status, sexual orientation or economic circumstance.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffers are not required.

M. Whether there is adequate provision of refuse and service areas.

An adequate refuse area will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Staff believes there is not a compelling reason to limit the special land use duration as the applicant appears to be the only personal care home within the vicinity,

O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

The personal care home would be in an existing residential structure which is consistent in size, scale, and massing with adjacent surrounding single-family residence in the area.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.

The proposed appears not to satisfies the requirement contained within the supplemental regulations for the special land use permits. Section 4.2.41- B (3) No personal care home located in R-100 shall be operated within a thousand feet of another personal care home. The existing personal care home is located within the same subdivision located approximately 980 feet to the southwest of the subject property.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Adjacent and surrounding residential properties are one-story frame structures which are the same as the existing residence on the site. There will be no negative show impact on any adjoining lot.

S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

The proposed use could result in an excessive proliferation of similar use in the subject character area as several personal care homes already established in the Burlington subdivision, as well as other single families, detached residential subdivision.

T. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use would not be in conflict with the overall objective of the comprehensive plan, as the Stonecrest Comprehensive plan states the city will encourage housing for special needs residents.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

RECOMMENDATION

Base on the findings and conclusions, it appears the applicant does not meet all the criteria for approval. Therefore, staff recommends **DENIAL** of **SLUP-20-001**; However if the Planning Commission choose to approved the application staff recommend the following conditions;

1. Limit the use of personal care home only to three (4) persons.
2. Access shall be limited to the existing curb cut off Button Gate Court.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Tony Martin (operator) for the operation of a personal care home and shall not be transferable.

PLANNING COMMISSION

On Tuesday August 4th, 2020 the Planning Commission recommended **Denial** of SLUP-20-001 for failing to meet criteria Q and S of the special land use application.

Contract Management:

Contract for Sean de Palma

Sean G. De Palma & City of Stonecrest City
CONTRACT AGREEMENT
2020
MUNICIPAL CONSULTANT SERVICES

This Agreement made and entered into this day of June 23 in the year 2020; by and between The City of Stonecrest City, Georgia, having its principal place of business at 3120 Stonecrest Blvd., Stonecrest, Georgia and Sean G. De Palma ("Consultant"), located at 3242 Arthur Street, Hollywood, FL 33021.

WHEREAS, the City of Stonecrest is charged with the responsibility for the establishment of contracts for the acquisition of goods, materials, supplies and equipment, and services by the various departments of the City of Stonecrest; and

WHEREAS, the City of Stonecrest will render a monthly payment of \$2,500 for services to furnish all items, labor services, materials and appurtenances called for by them in accordance with the scope of services. Consultant is required to provide the services as called for in the specifications; and

WHEREAS, the Consultant's submittal was deemed by the City of Stonecrest to be qualified per the scope of services.

NOW THEREFORE, in consideration of the mutual covenant and promises contained herein, the parties agree as follows:

1.0 Scope of Work

That the Consultant has agreed and by these present does agree with the City to furnish all equipment, tools, materials, skill, labor of every description, and all things necessary to carry out as delineated in "Exhibit A" (Scope of Services) and complete in a good, firm, substantial and workmanlike manner. In addition to the foregoing, and notwithstanding anything to the contrary stated herein, the following terms and conditions, amendments, and other documents are incorporated by reference and made a part of the terms and conditions of this Agreement as is fully set out herein:

EXHIBIT A - SCOPE OF SERVICE

Pursuant to O.C.G.A. Section 50-5-64, this Contract shall not be deemed to create a debt of the City for the payment of any sum beyond the fiscal year of execution or, in the event of a renewal, beyond the fiscal year of such renewal. The term of this contract shall align with the City's fiscal year from January 1 to December 31 and shall be from commencement of services and until all services are rendered. All invoices postmarked by the City during said term shall be filed at the contract price.

4.1 Option to renew: Unless either party gives thirty days (30) notice of its intent to not renew, this Agreement upon signing a renewal agreement will automatically renew for up to two (2) additional one (1) year renewal periods, (each, a "Renewal Term") at the expiration of the Term. Thereafter, both Parties must agree to renew "Via an amendment to this Agreement.

4.2. Contract Extension. In the event that this Standard Contract shall terminate or be likely to terminate prior to the making of an award for a new contract for the identified goods and ancillary services, the City may, with the written consent of Consultant, extend this Contract for such period as may be necessary to afford the City a continuous supply of the identified goods and ancillary services.

This Contract may be extended by mutual consent of both the City and the Consultant for reasons of additional time, additional services and/or additional areas of work.

5.0 Independent Consultant

5.1. The Consultant shall be an independent Consultant. The Consultant is not an employee, agent or representative of the City of Stonecrest. The successful Consultant shall obtain and maintain, at the Consultant's expense, all permits, license or approvals that may be necessary for the performance of the services. The Consultant shall furnish copies of all such permits, licenses or approvals to the City of Stonecrest Representative within ten (10) day after issuance.

5.2 In as much as the City of Stonecrest and the Consultant are independent of one another neither has the authority to bind the other to any third person or otherwise to act in any way as the representative of the other, unless otherwise expressly agreed to in writing signed by both parties hereto. The Consultant agrees not to represent itself as the City's agent for any purpose to any party or to allow any employee of the Consultant to do so, unless specifically authorized, in advance and in writing, to do so, and then only for the limited purpose stated in such authorization. The Consultant shall assume full liability for any contracts or agreements the Consultant enters into on behalf of the City of Stonecrest without the express knowledge and prior written consent of the City.

6.0 Indemnification

6.1 The Consultant agrees to indemnify and hold harmless the City, its public officials, officers, employees, and agents from and against any and all liabilities, suits, actions, legal proceedings, claims,

(i) In the event the Consultant is required to be certified or licensed as a condition precedent to providing goods and services, the revocation or loss of such license or certification may result in immediate termination of the Contract as of the date on which the license or certification is no longer in effect;

(ii) The City determines that the actions, or failure to act, of the Consultant, its agents, employees or subconsultants have caused, or reasonably could cause, life, health or safety to be jeopardized;

(iii) The Consultant furnished any statement, representation or certification in connection with the Contract or the bidding process which is materially false, deceptive, incorrect or incomplete.

11.2. Termination for Cause. The occurrence of any one or more of the following events shall constitute cause or the City to declare the Consultant in default of its obligations under the Contract:

- (i) The Consultant fails to deliver or has delivered nonconforming goods or services or fails to perform to the City's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Consultant;
- (ii) The Consultant becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Consultant terminates or suspends its business; or the City reasonably believes that the Consultant has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;
- (iii) The Consultant has failed to comply with applicable federal, state and local laws, rules, ordinances, regulations and orders when performing within the scope of the Contract;
- (iv) The Consultant has engaged in conduct that has or may expose the City to liability, as determined in the City's sole discretion; or

11.3. Notice of Default. If there is a default event caused by the Consultant, the City shall provide written notice to the Consultant requesting that the breach or noncompliance be remedied within the period of time specified in the City's written notice to the Consultant. If the breach or noncompliance is not remedied by the date of the written notice, the City may:

- (i) Immediately terminate the Contract without additional written notice; and/or

12.1 Claims Procedure

A. If the parties fail to reach agreement regarding any dispute arising from the Contract Documents, including a failure to reach agreement on the terms of any Change Order for City directed work as provided in section 8, or on the resolution of any request for an equitable adjustment in the Contract Sum or the Contract Time, Consultant's only remedy shall be to file a Claim with City as provided in this section.

B. Consultant shall file its Claim within the earlier of: 120 Days from City's final in accordance with section 8; or the date of Final Acceptance,

C. The Claim shall be deemed to cover all changes in cost and time (including direct, indirect) impact, and consequential) to which Consultant may be entitled. It shall be fully substantiated and documented. The Claim shall contain a detailed factual statement of the Claim for additional compensation and time, if any, providing all necessary dates, locations, and items of work affected by the Claim.

D. If an adjustment in the Contract Time is sought: the specific Days and dates for which it is sought; the specific reasons Consultant believes an extension in the Contract Time should be granted; and Consultant's analysis of its Progress Schedule to demonstrate the reason for the extension in Contract Time.

E. If any adjustment in the Contract Sum is sought: the exact amount sought and a breakdown of that amount into the categories; and a statement certifying, under penalty of perjury, that the

Claim is made in good faith, that the supporting cost and pricing data are true and accurate to the best of Consultant's knowledge and belief, that the Claim is fully supported by the accompanying data, and that the amount requested accurately reflects the adjustment in the Contract Sum or Contract Time for which Consultant believes City is liable.

F. After Consultant has submitted a fully-documented Claim that with all applicable provisions of section 8, City shall respond, in writing, to Consultant with a decision within sixty (60) Days the date the Claim is received, or with notice to Consultant of the date by which it will render its decision.

12.2 Arbitration

A. If Consultant disagrees with City's decision rendered in accordance with section 12, If, Consultant shall provide City with a written demand for arbitration. No demand for arbitration of any such Claim shall be made later than thirty (30) Days after the date of City's decision on such Claim, failure to demand arbitration with said thirty (30) Day period shall result in City's decision being final and binding upon Consultant and its Subconsultants.

B. Notice of the demand for arbitration shall be filed with the American Arbitration Association (AAA), with a copy provide to City. The parties shall negotiate or mediate under the Voluntary Construction Mediation Rules of the AAA, or mutually acceptable service, before seeking arbitration in accordance with the Construction Industry Arbitration Rules of AAA as follows:

13.2. No Dissemination of Confidential Data. No confidential data collected, maintained, or used in the course of performance of the Contract shall be disseminated except as authorized by law and with the written consent of the City, either during the period of the Contract or thereafter. Any data supplied to or created by the Consultant shall be considered the property of the Consultant. The Consultant shall be allowed to retain all documents relied upon or produced in the performance of professional services. Any modifications made by the Client to any of the Consultant's documents, or any use, partial use or reuse of the documents without written authorization or adaptation by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom.

13.3. Subpoena. In the event that a subpoena or other legal process is served upon the Consultant for records containing confidential information, the Consultant shall promptly notify the City and cooperate with the City in any lawful effort to protect the confidential information.

13.4. Reporting of Unauthorized Disclosure. The Consultant shall immediately report to the City any unauthorized disclosure of confidential information.

13.5. Survives Termination. The Consultant's confidentiality obligation under the Contract shall survive termination of the Contract.

14.0 Compliance with All Laws and Licenses.

The Consultant must obtain all necessary licenses and comply with local, state and federal requirements. The Consultant shall comply with all published laws, rules and regulations of any governmental entity pertaining to its performance under this Agreement.

15.0 Assignment

The Consultant shall not assign or subcontract the whole or any part of this Agreement without the City of Stonecrest's prior written consent.

16.0 Amendments in Writing

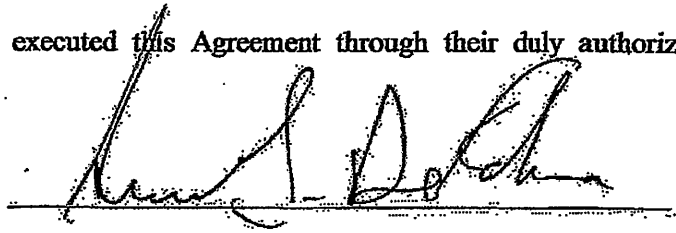
No amendments to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of the parties.

17.0 Additional Terms

Neither the City nor any Department shall be bound by any terms and conditions included in any Consultant packaging, invoice, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized representatives.

By:

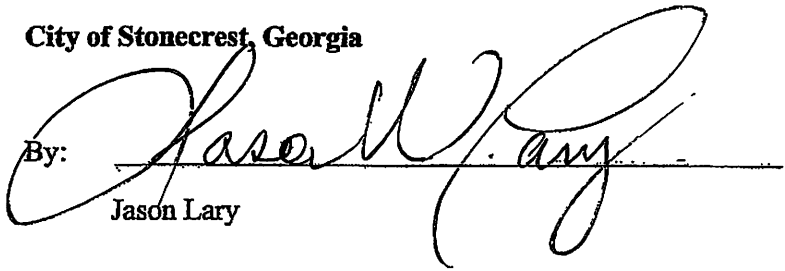


Title: Principal Consultant

Date: 23JUN20

City of Stonecrest, Georgia

By:



Jason Lary

Title: Mayor

Date:

6/23/2020

EXHIBIT A
SCOPE OF SERVICES

MUNICIPAL CONSULTANT SERVICES

1. **Assisting the P&R department and the City Administration to review final draft and obtain key stakeholder's final input of the Parks and Recreation Master Plan. Present and advocate codifying the Parks and Recreation Master Plan to Mayor and Council.**
2. **Make available expertise to assist the implement Parks and Recreation Master Plan components.**
3. **Advise on budget preparation, assist with solidifying department's draft submission of annual budget to administration, identifying revenue opportunities and providing clear justifications for expenditures.**
4. **Provide guidance to contracting the purchase of amenities, services, and facilities. Including assistance with drafting scopes and standards for bids.**
5. **Support planning to the department's staff regarding on-board new programming and implementing community engagement.**
6. **Recommend strategic approaches to solidifying valuable partnerships.**
7. **Deliver guidance to pursue alternative funding and assistance in completing grant applications.**
8. **Offer insight to professional standards for department operational practices and policies.**
9. **Advise director on the various topics discussed during transition period. Available to advise director on all subjects as request.**
10. **Available to discuss a strategic plan in acquiring additional park properties.**